



**City of College Park**  
**Department of Planning and Community Development**  
**Staff Report**

**Reviewer:** Miriam Bader

**Date:** October 28, 2022

**A. APPEAL INFORMATION**

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Appeal No.: CPV-2022-04

Hearing Date: November 3, 2022

Petitioners: Stevens and Elizabeth Miller

Address: 9703 52<sup>nd</sup> Avenue

Subdivision: Hollywood, Lot 2, Block U

Neighborhood Association: North College Park Community Association

Zoning: RSF-65

Request:

1. A variance of 11.6% or 641.8 square feet from the maximum allowable lot coverage of 35% or 1,950 square feet.
2. A variance of 2.8 feet from the minimum 25-foot front yard setback.

Purpose of Request: To permit the construction of a 3 x 6-foot front canopy, stoop, and stairs to replace an existing entry vestibule and construction of an 8' x 21' 6" rear addition to replace an existing covered rear porch.

Requirements:

1. Lot Coverage. Section 27-4202 (e) Table II of the Prince George's County Zoning Ordinance prescribes a maximum lot coverage of 35 percent in the RSF-65 zone.
2. Front Yard Setback. Section 27-4202 (e), Table II of the Prince George's County Zoning Ordinance prescribes a minimum front yard setback of 25-feet in the RSF-65 zone.

Property Characteristics:

1. The property is rectangular. The lot width is 50-feet, and the depth is 110-feet. The total area of the lot is 5,500 square feet.

2. The property is improved with an 862.8 square foot, 1.5-story frame house, a 512 square foot garage, a 165.7 square foot covered rear porch, and a 1,194 square foot driveway.
3. The driveway connects to a freestanding 2-car garage at the very back of the lot. The concrete driveway varies in width from 10.2 to 17-feet.
4. The existing lot coverage exceeds the maximum allowed by 14.7%.
5. The existing front vestibule is setback 22-feet from the front property line. The required front yard setback is 25-feet.

Neighborhood  
Characteristics:

1. The property and immediate neighborhood are zoned RSF-65, single-family residential.
2. Long driveways leading to detached garages in the rear yard are not uncommon in this neighborhood.

Other Information:

1. The house was built in 1950.
2. A lot coverage variance of 8.9% or 490 square feet was granted in 1989 by the County Board of Appeals, see Exhibit 2. This variance was to allow for the construction of a garage with a driveway. A condition was placed on the variance that storm drainage from the garage be diverted from the adjoining property. This was done, see Exhibit
3. The proposed improvements will decrease lot coverage from 49.7% to 46.6% since the improvements include removing some lot coverage by reducing the vestibule area and removing 160 square feet of driveway in front of the house.
4. The proposed improvements will increase the existing front yard setback by 0.2 feet from 22.0 feet to 22.2 feet. A front yard setback variance from the original vestibule was not obtained.

## **CRITERIA FOR GRANTING A VARIANCE**

1. ***Property has exceptional narrowness, shallowness, or shape, exceptional topographic conditions or other extraordinary situations or conditions.***

The property has an extraordinary situation because a variance from lot coverage was granted in 1989 to allow for the construction of a garage with a driveway. Also, the existing front vestibule, does not comply with required minimum front yard setback and no variance was previously obtained.

2. ***The strict application of the County Zoning Ordinance will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon the property owner.***

The strict application of the Zoning Ordinance will result in a practical difficulty for the property owners by preventing them from making improvements to their property that won't expand noncompliance from what exists today.

3. ***The variance will not substantially impair the intent, purpose or integrity of any applicable County General Plan or County Master Plan.***

Granting the lot coverage variance and front yard setback variances will not substantially impair the intent or purpose of the applicable County General Plan or County Master Plan because existing lot coverage will be reduced, and the front setback will be slightly improved from existing conditions.

## **C. RECOMMENDATION**

Staff recommends approval of the following variances to permit the construction of a 3 x 6-foot front canopy, stoop, and stairs to replace an existing entry vestibule and construction of an 8' x 21' 6" rear addition to replace an existing covered rear porch:

1. A variance of 11.6% or 641.8 square feet from the maximum allowable lot coverage of 35% or 1,950 square feet.
2. A variance of 2.8 feet from the minimum 25-foot front yard setback.

## **D. EXHIBITS**

1. a. Application
  - b. Variance Criteria Addressed
2. Site Plan, Photos, Construction Plans
3. Building Permit and Lot Coverage Variance Granted in 1989.
4. Letters of Support from Adjoining Property Owners
5. Location Map
6. Zoning and Building Footprint Map
7. Impervious Surface Map
8. Aerial Photograph
9. Letter Addressing Previous Variance Condition



**City of College Park Advisory Planning Commission**  
**7401 Baltimore Avenue, Suite 201**  
**College Park, MD 20740**  
**Phone: 240-487-3538 • www.collegeparkmd.gov**

**APPLICATION FOR VARIANCE FROM  
 THE STRICT APPLICATION OF THE  
 PRINCE GEORGE'S COUNTY ZONING ORDINANCE**

*Instructions: Please complete and mail to the address above or e-mail to Miriam Bader at mbader@collegeparkmd.gov. All required information must be provided before an application is accepted for processing. An appointment with the City Planning Staff must be made to review the application prior to acceptance. Please call (240) 487-3538 to schedule an appointment. The following items must accompany the application: 1) an accurate plat or site plan drawn to scale that, includes all existing structures, driveway and additions; 2) filing fee or financial hardship waiver request.*

**OWNER INFORMATION**

Name of Property Owner (s) Stevens and Elizabeth Miller

Address of Property 9703 52nd Avenue, College Park, MD 20740

Do you reside in the property? ☒ Yes ☐ No

If no, provide home address \_\_\_\_\_

Telephone Elizabeth 703-216-2502 Fax \_\_\_\_\_ E-mail elizabeth.amy.miller@gmail.com  
stevensrmiller@gmail.com

Name of Agent/Representative (if any) Thomas Ahmann, AIA, Ahmann LLC  
tahmann@ahmannllc.com

Address 4408 Beechwood Road  
University Park, MD 20782 Telephone 301-864-1334

Have you applied for and been denied a permit? ☐ Yes ☒ No

Have you received a violation notice? ☐ Yes ☒ No If yes, date of notice \_\_\_\_\_

Has property been the subject of a previous appeal or zoning application? ☐ Yes ☒ No

If yes, provide case number(s) and dates \_\_\_\_\_

Do you require an interpreter? ☐ Yes ☒ No

**DESCRIPTION OF PROPERTY**

Hollywood	2	U	
Subdivision	Lot	Block	Parcel
R-65		5,500 SQ. FT.	
Zoning		Total Area (Sq ft)	
N/A			

Civic Association Name \_\_\_\_\_

## VARIANCE REQUEST

List each required variance on a separate line and cite the section of the Zoning Ordinance from which the variance is requested.

- 1) **11.6 % Variance from Lot Coverage requirement, per §27-4202(e) (Table II)**
- 2) **2.8 feet Variance from Front Yard Setback requirement, per §27-4202(e) (Table II)**
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_
- 5) \_\_\_\_\_

## PURPOSE OF VARIANCE

Describe what you propose to do and why you need a variance.

Stevens and Elizabeth Miller, property owners of 9703 52nd Avenue in College Park, Maryland, request a variance from the strict application of the Prince George's County Zoning Ordinance (Subtitle 27), to validate and extend an existing nonconformity to permit the construction of a 4.0 feet by 6.0 feet front canopy, as well as a related stoop and stair, and replacing their existing 8.0 feet by 21.5 feet covered porch, with a new interior space addition. We are removing a front-entry vestibule and a portion of their front driveway. The variance requested decreases their lot coverage to 46.6 percent from the existing 49.7 percent, for a total of 11.6 percent over the maximum allowed coverage of 35 percent as limited by §27-4202(e) (Table II). The variance requested increases their front setback to 22.2 feet from the existing 22.0 feet, for a total of 2.8 feet over the maximum allowed front yard setback of 25.0 feet as limited by §27-4202(e) (Table II).

**IN ORDER FOR A VARIANCE TO BE GRANTED, ALL OF THE FOLLOWING CRITERIA MUST BE MET. PLEASE INDICATE HOW YOU COMPLY WITH EACH OF THESE.**

**Criteria #1. Property has exceptional narrowness, shallowness, or shape, exceptional topographic conditions or other extraordinary situations or conditions.** *(Describe any special conditions and/or circumstances which are peculiar or unique to the property and, that are not characteristic of other property in the neighborhood).*

**Refer to Statement Addressing Criteria for Granting Appeals Involving Variances**

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**Criteria #2.** The strict application of the County Zoning Ordinance will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon the property owner. *(The property owner is deprived of property rights commonly enjoyed by neighboring property owners because of the property's unusual features or conditions). Hardship cannot be self-imposed.*

**Refer to Statement Addressing Criteria for Granting Appeals Involving Variances**

**Criteria # 3.** The variance will not substantially impair the intent, purpose or integrity of any applicable County General Plan or County Master Plan. *(Granting of the variance will not be in conflict with the public interest as requested in these plans).*

**Refer to Statement Addressing Criteria for Granting Appeals Involving Variances**

**Additional Property Owners:**

5202 Lackawanna Street	Brian Mayers	same
5204 Lackawanna Street	Shirley Cumberland	same
9702 53rd Avenue	Sofia Holmes Etal	same
9704 53rd Avenue	Stephen Raborn	same

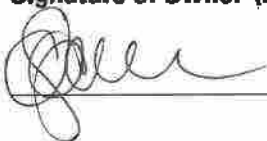
**NAMES & MAILING ADDRESSES OF ALL ADJOINING PROPERTY OWNERS**

*(These include properties located on either side, behind and across the street from your property).*

9701 52nd Avenue	Dolores G Reese	same
Property Address	Owner's Name	Owner's Address
9700 52nd Avenue	Gary W Parker	same
Property Address	Owner's Name	Owner's Address
9702 52nd Avenue	Cyrrilius Hogan	same
Property Address	Owner's Name	Owner's Address
9704 52nd Avenue	Alison T Ray	same
Property Address	Owner's Name	Owner's Address
9705 52nd Avenue	Marvin Y Canales	same
Property Address	Owner's Name	Owner's Address

  
Signature of Owner (Required)

19. SEP 2022  
Date



09/19/2022

**Signature of Owner (Required)**

**Date**

**OTHER INFORMATION**

**Fee Schedule:** A check or money order shall be made payable to the City of College Park. The fee schedule is as follows:

Variance for an existing dwelling	\$200.00
Variance for residential new construction	\$500.00
Variance for commercial property	\$ 1,500
Variance for any other purpose in all zones	\$ 1,500
Each sign posted on commercial or industrial property	\$ 10.00

**Site Plan:** The site plan must be accurate, legible and drawn to scale. It should be prepared by a registered engineer or land surveyor and **must show all existing and proposed structures and driveways (sheds, carports, etc.)** The plan must also show all abutting streets and alleys, distances along property lines, and distances (setbacks) of all existing and proposed structures from the property lines.

**Scheduling:** Once an application has been accepted, it may take several weeks to schedule a hearing. The applicant or an authorized representative must attend the hearing to justify the request. The Advisory Planning Commission (APC) normally meets the first Thursday of the month. After an application has been heard, the APC, will render a recommendation or hold the record open to receive additional evidence. The Commission's recommendation is forwarded to the City Council for final action. If you disagree with the recommendation, you have fifteen (15) calendar days from the date of the resolution to request oral argument before the City Council.

**Application for a variance is no assurance that it will be granted. The public hearing is for you and others interested in this case to state their positions. If you need additional assistance in filling out the application, contact the City of College Park Planning Department at (240) 487-3538. Remember, an appointment must be made with the Planning Department to review your application prior to its acceptance for processing.**



REGISTERED IN MARYLAND, VIRGINIA, DELAWARE  
AND THE DISTRICT OF COLUMBIA

**STATEMENT ADDRESSING  
CRITERIA FOR GRANTING APPEALS INVOLVING VARIANCES**

DATE: 19 September 2022

TO: **City of College Park Advisory Planning Commission**  
8400 Baltimore Avenue, Suite 375  
College Park, Maryland 20740

REGARDING: **Application for a Variance from Strict Application of the Zoning Ordinance**  
Miller Residence Canopy Addition & Enclosure of Existing Covered Porch

SUBJECT PROPERTY: 9703 52nd Avenue, College Park, Maryland 20740  
Lot 2, Block U, Hollywood  
Property Zoned R-65

**STATEMENT:**

**GENERAL**

Stevens and Elizabeth Miller, property owners of 9703 52nd Avenue in College Park, Maryland, request a variance from the strict application of the Prince George's County Zoning Ordinance (Subtitle 27), to validate and extend an existing nonconformity to permit the construction of a 4.0 feet by 6.0 feet front canopy, as well as a related stoop and stair, and replacing their existing 8.0 feet by 21.5 feet covered porch with a new interior space addition. We are removing a front entry vestibule and a portion of their front driveway. The variance requested decreases their lot coverage to 46.6 percent from the existing 49.7 percent, for a total of 11.6 percent over the maximum allowed coverage of 35 percent as limited by §27-4202(e) (Table II). The variance requested increases their front setback to 22.2 feet from the existing 22.0 feet, for a total of 2.8 feet over the maximum allowed front yard setback of 25.0 feet as limited by §27-4202(e) (Table II). Refer also to Drawings by AHMANN LLC, dated 27 June 2022 that accompany this Statement and the Variance Application.

**STATEMENT ADDRESSING  
CRITERIA FOR GRANTING APPEALS INVOLVING VARIANCES**

**In order for a variance to be granted, all of the following criteria must be met. Here is how this application complies:**

**(1) Property has exceptional narrowness, shallowness, or shape, exceptional topographic conditions or other extraordinary situations or conditions. *(Describe any special conditions and/or circumstances which are peculiar or unique to the property and, that are not characteristic of other property in the neighborhood).***



STATEMENT ADDRESSING  
CRITERIA FOR GRANTING APPEALS INVOLVING VARIANCES  
PAGE 2 OF 5



Figure 1

a. The original garage is built deep into the rear of the yard. (Fig 1). As a result, the existing concrete driveway takes up a larger percentage of the property than would be the case if the garage were closer to the front.

b. Additionally the driveway is configured to provide additional width at the front entry vestibule and wraps around at the rear yard, adding to the lot coverage. The entry vestibule and the additional driveway area at the front is to be removed, therefore, reducing the overall lot coverage. (Fig 2).

c. As so situated, the existing garage and driveway take up a total area of 1,706 square feet, which amounts to nearly 31 percent of the lot area, all but 4 percent shy of the maximum allowable coverage, not counting the house. The existing house and covered porch accounts for just over 15 percent of the lot area. The proposed addition at the location of the existing covered porch would raise this to a still modest 18 percent.

d. The existing lot size is 5,500 square feet which is 1,000 square feet less than the minimum net lot area outlined in the zoning ordinance. This reduction in lot size below the minimum equates to 350 square feet less than they are allowed to cover on the site, by right. The area of the porch being enclosed is only 172 square feet.

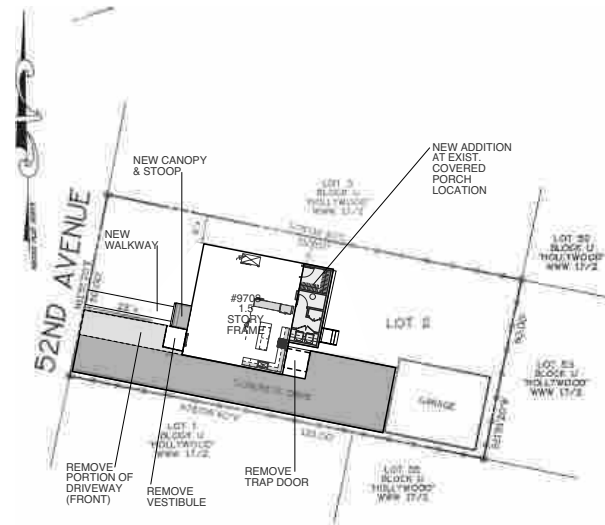


Figure 2

STATEMENT ADDRESSING  
CRITERIA FOR GRANTING APPEALS INVOLVING VARIANCES  
PAGE 3 OF 5

**It has been demonstrated here that the subject property meets the criteria regarding exceptional narrowness, shallowness, or shape, exceptional topographic conditions or other extraordinary situations or conditions, and that the property has special conditions and/or circumstances which are peculiar or unique to the property and, that are not characteristic of other property in the neighborhood.**

**(2) The strict application of the County Zoning Ordinance will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon the property owner. *(The property owner is deprived of property rights commonly enjoyed by neighboring property owners because of the property's unusual features or conditions).***

a. The proposed use of the addition, which will replace the covered porch area is for a much needed mud room, utility area, and walk-in closet. This is a modest extension of an already modest home, to accommodate fairly standard residential features.

b. The addition replacing the existing covered porch at the rear, and a covered entryway (canopy) at the front, are part of the language already established in the neighborhood. See the neighboring property located at 9707 52nd Avenue, which has an enclosed back addition. (Figure 3) Also, see neighboring houses along both sides of the street that have covered front porches or vestibules. (Figure 4)



Figure 3

c. The interior layout of the home is improved by relocating the front door with new canopy. The overall lot coverage is reduced since the front canopy is 14 square feet smaller, reducing the footprint almost in half.

d. In the winter, the front stoop can be icy. Similarly, when it rains, the front stoop can be slick. Removing the existing vestibule and providing a new front canopy will minimize the icy and slick surfaces upon entry.



Figure 4

STATEMENT ADDRESSING  
CRITERIA FOR GRANTING APPEALS INVOLVING VARIANCES  
PAGE 4 OF 5

It has been demonstrated here that the subject property meets the criterion that the strict application of the County Zoning Ordinance will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon the property owner, and that the property owner is deprived of property rights commonly enjoyed by neighboring property owners because of the property's unusual features or conditions.

(3) The variance will not substantially impair the intent, purpose or integrity of any applicable County General Plan or County Master Plan. (*Granting of the variance will not be in conflict with the public interest as requested in these plans*).

- a. The existing house, together with the proposed enclosed porch and front canopy, maintains modest residential dimensions, as can be seen in the submitted Elevations. (Figure 5) Accordingly, the residence will remain of the relative scale of other houses in the neighborhood and the RSF-65 zone. (Figure 3 & 4)
- b. The front canopy use and the space housed by the proposed enclosed porch is consistent with uses and structures found on other properties in the neighborhood and the RSF-65 zone. (Fig. 3 & 4)
- c. The proposed front canopy and enclosed porch will be consistent with the style of the house and consistent with the character of the neighborhood and the RSF-65 zone.

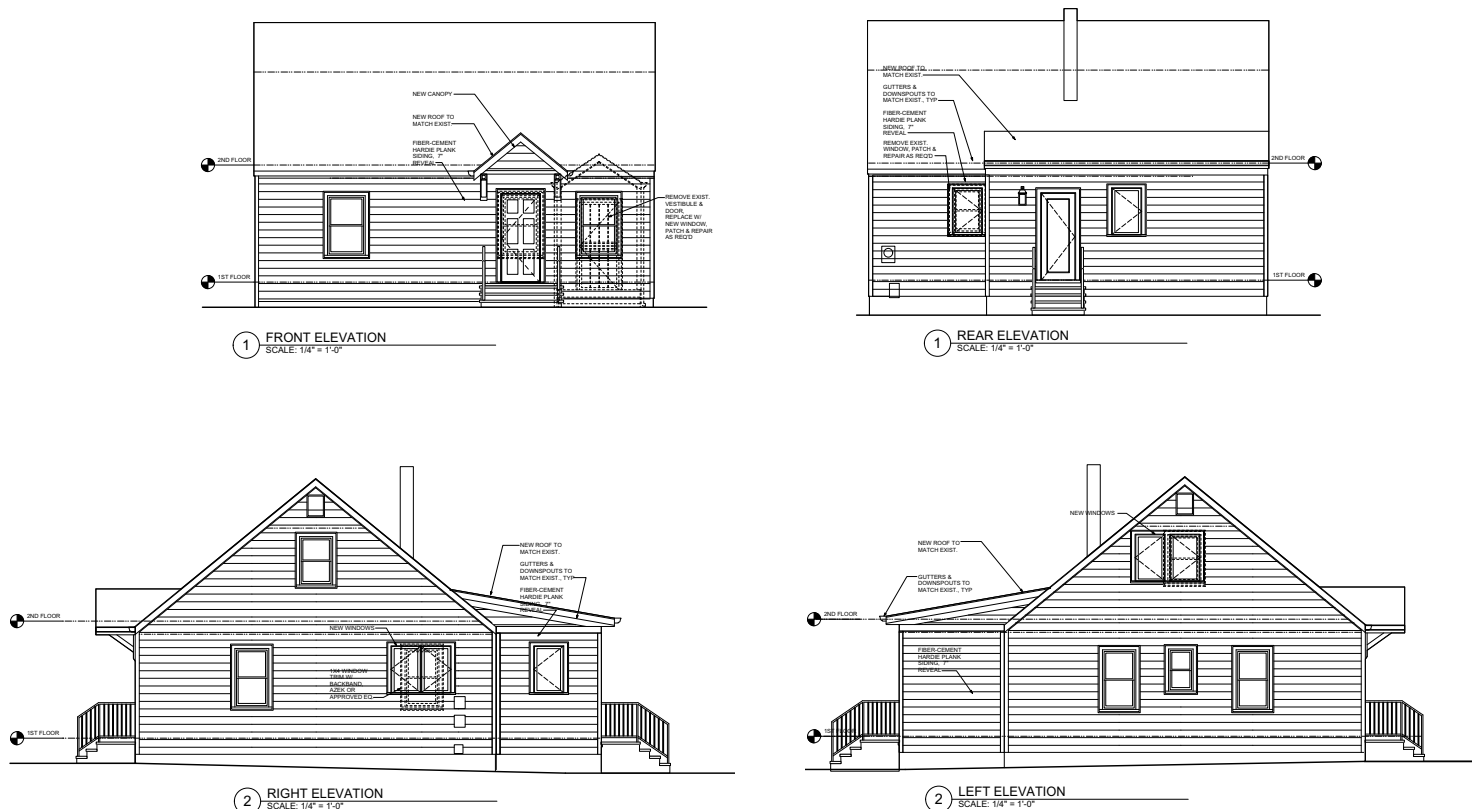


Figure 5

STATEMENT ADDRESSING  
CRITERIA FOR GRANTING APPEALS INVOLVING VARIANCES  
PAGE 5 OF 5

d. With the exception of compliance with the lot coverage requirement and front setback requirement, the house, together with the proposed porch enclosure, maintains compliance with all other requirements imposed on a One-Family Detached Dwelling in the RSF-65 zone.

e. Attached to this statement are letters of support for the project from seven of nine adjoining property owners. The applicants understand these other two properties to currently be vacant. The support of these property owners suggests that the requested variance and the proposed project will be compatible with the neighborhood, the zone, and will not be in conflict with the public interest.

**It has been demonstrated here that the requested variance will not substantially impair the intent, purpose or integrity of any applicable County General Plan or County Master Plan, and that granting of the variance will not be in conflict with the public interest as requested in these plans.**

Here attested, 19 September 2022,

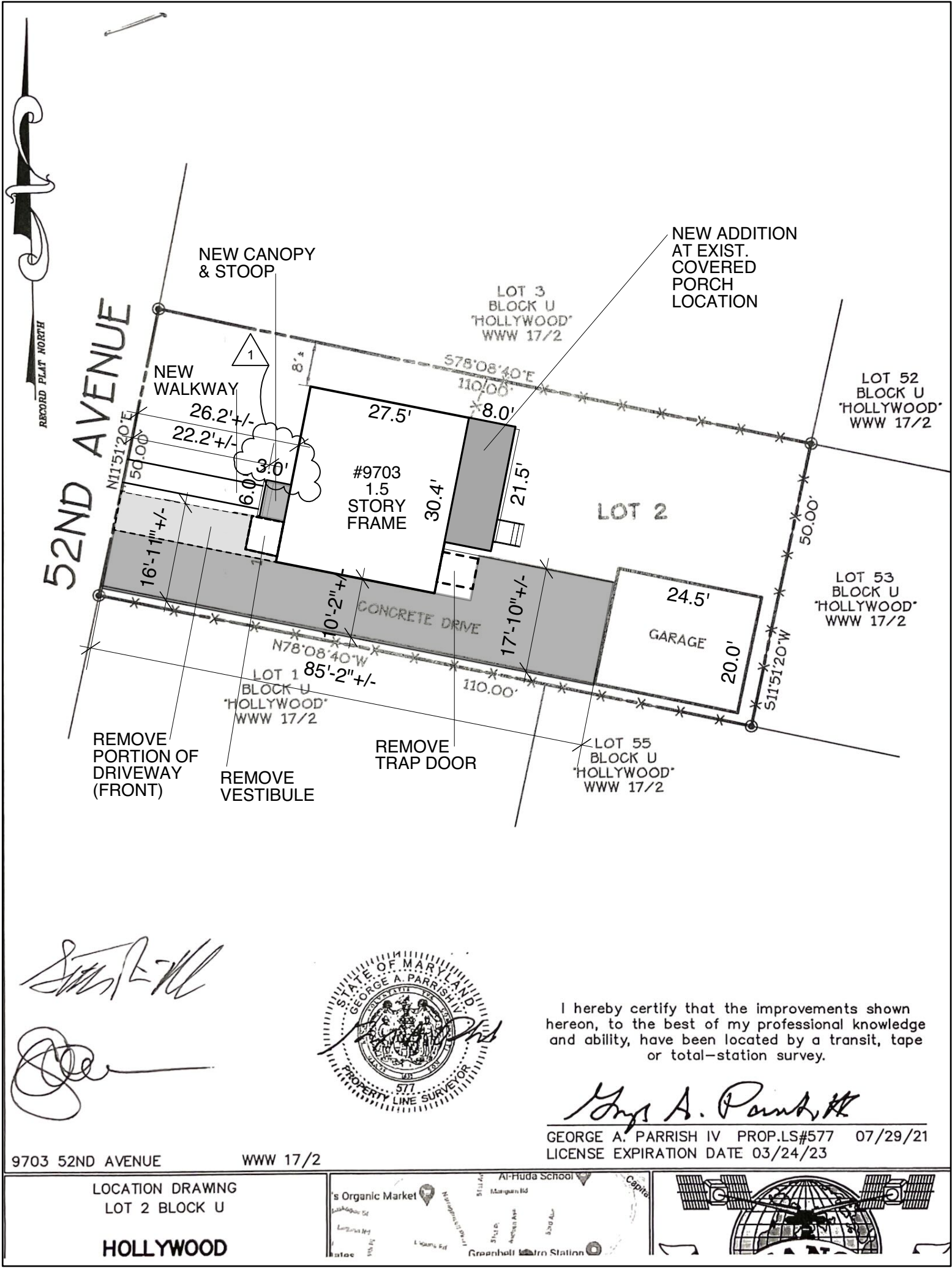
A handwritten signature in black ink, appearing to be 'TA' with a stylized flourish.

Thomas Ahmann, AIA  
AHMANN LLC



SURVEY

SURVEY BY:  
WITH SUPPLEMENTAL INFORMATION BY: AHMANN LLC ARCHITECTURAL SERVICES  
SCALE: 1" = 20'-0"



GENERAL NOTES

- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE WORK OF ALL SUBCONTRACTORS AS REQUIRED TO COMPLETE THE WORK, AND SHALL VERIFY THAT ALL WORK IS DONE TO THE HIGHEST DEGREE OF CRAFTSMANSHIP BY JOURNEYMEN OF THE RESPECTIVE TRADES.
- 2) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND SHALL WORK TO CRITICAL ALIGNMENTS AS INDICATED ON THE DRAWINGS, AND SHALL NOT SCALE THE DRAWINGS FOR MEASUREMENTS.
- 3) IF ANY DISCREPANCIES IN DIMENSIONS OR CONDITIONS ARE FOUND, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
- 4) THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND FREE OF DEBRIS. THE CONTRACTOR SHALL MAINTAIN THE SITE AND JOB CONDITIONS IN SUCH A MANNER AS TO PROTECT FROM INJURY ALL PERSONS AND PROPERTY.
- 5) ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF THESE UTILITIES.
- 6) PROVIDE FOR THE DEMOLITION OF ALL EXISTING ITEMS WHICH WILL INTERFERE WITH THE WORK. PROVIDE MECHANICAL, ELECTRICAL AND PLUMBING DEMOLITION AS MAY BE REQUIRED.
- 7) PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE, AS WELL AS TO PROTECT PERSONS AND PROPERTY. VERIFY ALL BEARING CONDITIONS PRIOR TO BEGINNING DEMOLITION.

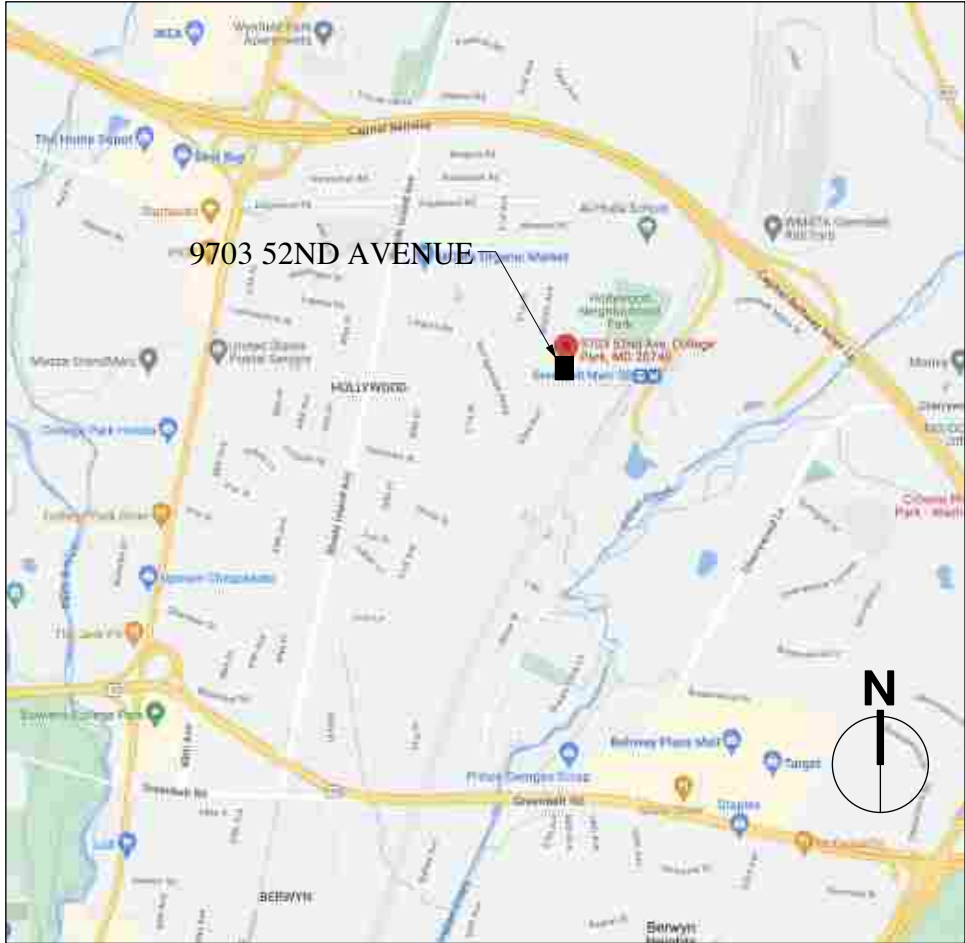
CODE SUMMARY

ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC 2018), INCLUDING ALL APPLICABLE PRINCE GEORGE'S COUNTY AND STATE OF MARYLAND AMENDMENTS & SUPPLEMENTS

CONSTRUCTION SHALL CONFORM TO ALL OTHER APPLICABLE LOCAL, STATE AND NATIONAL CODES, STANDARDS AND ORDINANCES.

VICINITY MAP

FROM GOOGLE MAPS, MAY 5, 2022  
WITH SUPPLEMENTAL INFORMATION BY:  
AHMANN LLC ARCHITECTURAL SERVICES



ZONING SUMMARY

SUBJECT PROPERTY:

9703 52ND AVENUE  
COLLEGE PARK, MD 20740

LOT: 2 BLOCK: U  
HOLLYWOOD

ZONE: R-65

AREA CALCULATIONS

TOTAL LOT AREA: 5,500 SQ. FT.  
MINIMUM NET LOT AREA: 6,500 SQ. FT.\*  
MAXIMUM LOT COVERAGE: 35%  
\*NONCONFORMING

EXISTING LOT AREA

EXISTING HOUSE & VEST.: 862.8 SQ. FT.  
DRIVEWAY: 1,194.0 SQ. FT.  
GARAGE: 512.0 SQ. FT.  
DECK: 165.7 SQ. FT.

TOTAL EXISTING  
LOT COVERAGE: 2,734.5 SQ. FT. (49.7%)\*  
\*NONCONFORMING

MODIFIED LOT AREA

EXISTING HOUSE & VEST.: 862.8 SQ. FT.  
(VESTIBULE AREA REMOVED): (-32.0 SQ. FT.)  
DRIVEWAY: 1,194.0 SQ. FT.  
(DRIVEWAY AREA REMOVED): (-160.00 SQ. FT.)  
GARAGE: 512.0 SQ. FT.  
ADDITION: 172 SQ. FT.  
CANOPY: 18 SQ. FT.

TOTAL MODIFIED  
LOT COVERAGE: 2,566.8 SQ. FT. (46.6%)\*  
\*NONCONFORMING

SETBACKS

FRONT YARD REQUIRED: 25.00 FT.  
EXISTING FRONT YARD: 22.00 FT. +/-  
PROPOSED FRONT YARD: NO CHANGE

REAR YARD REQUIRED: 20.00 FT.  
EXISTING REAR YARD: 49.00 FT. +/-  
PROPOSED REAR YARD:

SIDE YARD REQUIRED: 8.00 FT.  
EXISTING SIDE YARDS: 8.00 FT. +/- / 11.5 FT +/-  
PROPOSED SIDE YARDS: NO CHANGE

INDEX OF DRAWINGS

- A-0 COVER SHEET & SITE PLAN
- A-0a SITE PHOTOGRAPHS
- A-0b BUILDING PHOTOGRAPHS
- MD-1 MEASURED PLANS
- MD-2 MEASURED ELEVATIONS
- MD-3 MEASURED ELEVATIONS - GARAGE
- A-1 PROPOSED PLANS
- A-2 PROPOSED ELEVATIONS
- A-3 PROPOSED ELEVATIONS
- I-1 INTERIOR ELEVATIONS - KITCHEN & MUD ROOM

PRELIMINARY PRICING NOTES

GENERAL	1)	All work shall be done in strict compliance with Prince George's County and State of Maryland Codes, Amendments and Supplements, including the currently adopted IRC edition, as well as any and all other applicable codes, regulations and ordinances.
	2)	The Owner shall provide the building permit and the Contractor and Subcontractors shall provide all other permits and obtain all inspections required for the Work. Note the trade permits must be filed prior to the release of the Building Permit.
	3)	Provide separate pricing for the following scope of work items: A) Bathrooms & Second Floor: Renovate existing first floor bathroom, add new second floor bathroom, modify Bedroom #3 and modify Office / Loft area at second floor. B) Kitchen Renovation & First Floor: Renovate existing kitchen, open up to living room, enclose existing covered porch to include closet, utilities and mud room. C) Front Canopy & Stoop: New front canopy, front stoop and stair, new lighting, new front door and window. Remove existing vestibule and patch / repair as required.
DEMOLITION / SITE WORK / UTILITIES	1)	Provide for the demolition of all existing items which will interfere with the Work indicated in the Construction Documents.
	2)	Provide and install a sub-grade perimeter foundation drainage system at the exterior perimeter of the addition(s). Include 4" perimeter PVC perforated drain pipe, filtering material, gravel bed, and all necessary accessories.
	3)	Provide sump pump system with alarm and battery back-up in crawlspace.
	4)	Remove existing trap door and close in existing crawlspace access. Provide new trap door inside utility room with new crawlspace access.
CONCRETE	1)	Provide concrete footings, grade and edge beams, and concrete slabs as required for the work indicated. Footings shall have a minimum depth of 2'-6" below grade (to bottom).
	2)	Modify existing concrete driveway as required to remove portions, as shown.
MASONRY	1)	Construct new parged and painted CMU foundation walls for the addition. Area under addition shall be crawlspace with access from utility room.
METAL	1)	Provide miscellaneous metal fasteners, hangers and other items as related to framing.
WOOD / CARPENTRY	1)	New exterior walls shall be framed with 2x6 studs at 16 inches on center. New interior walls shall be framed with 2x4 studs at 16 inches on center. Assume 2x10's at 16 inches on center for first and second floors and for rafters (with 2x8 ceiling joists).
	2)	Provide wood flooring throughout First and Second Floor to match existing. Provide patching of wood floors where required by renovation/reconfiguration.
	3)	Provide wood trim to match existing at base, windows and doors.
	4)	Provide 5" reveal Hardi-Plank horizontal siding on existing house and new addition.
	5)	Provide and install Owner selected Kitchen cabinetry and Bathroom vanity cabinets and related items. Allowance for cabinet purchase: \$30,000.00. Provide blocking in walls for securing cabinets.
	6)	Provide and install wood clothes rods, shelves and supports in Master Bedroom clothes closet.
	7)	Provide new front canopy, brackets, wood stoop and stair. Provide new rear wood stoop and stair.
THERMAL AND MOISTURE PROTECTION	1)	Provide code compliant insulation in new exterior walls, roof and crawlspace floor areas.
	2)	Provide sound batt at walls, ceilings and floors at new bathroom walls and ceiling.
	3)	Provide new fiberglass shingle roof at existing new roof areas.
DOORS AND WINDOWS	1)	Windows and exterior doors at addition(s) shall be Jeld-Wen, or approved equal, clad-wood units with SDL, screens, and prefinished stained to match existing trim.
	2)	New interior doors and hardware shall match existing.
	3)	Provide and install new front and rear door.
	4)	Replace all existing windows. Windows shall be Jeld-Wen, or approved equal, clad-wood units with SDL, screens, and prefinished stained to match existing trim.
FINISHES	1)	Interior walls shall be faced on all exposed sides with 1/2 inch GWB. Gypsum wall board shall be glued and screwed into place on wood framing.
	2)	Proposed Bathrooms shall have tile on floors, base and at tub/shower surrounds. Assume full height tile backplash at Kitchen. Tile Allowance: \$8.00 / sq. ft.
	3)	Provide allowance for mirrors at bathroom.
	4)	Provide allowance for solid surface countertop at Kitchen countertop and Bathroom vanities.
	5)	Provide painting of all new and renovated spaces on the interior, and the entire exterior.
EQUIPMENT	1)	Install kitchen appliances as listed below and at locations indicated in the Drawings. All equipment shall be installed to meet the specifications, requirements and recommendations of the manufacturer. Provide all electrical and plumbing hookups and all vent ducting required for a complete installation. Kitchen Appliance List: Owner Salvaged: Refrigerator / 30" Gas Cooktop / Dishwasher New: 30" Ducted Range Hood / Disposal / 27" Microwave in base cab. Appliance Allowance: \$2,000.00.
	2)	Bathroom vent shall have continuous and boost mode with time delay settings. Bathroom vents shall not exceed 1.0 sones.
PLUMBING	1)	Provide allowance for new plumbing fixtures and fittings at Kitchen and Bathrooms. Plumbing Fixture Allowance (per fixture): Toilet: \$300.00 Bath Sink and Faucet: \$250.00 Kitchen Sink & Faucet: \$750.00 Tub and Shower Set: \$1,200.00
	2)	Provide supply and waste water systems for all new work at Kitchen and Bathrooms.
	3)	Provide supply and waste water system at relocated first floor Laundry. Provide floor pan with automatic alarm and emergency shut off. Salvage existing washer and dryer.
	4)	Provide and install new tankless water heater.
MECHANICAL	1)	Modify existing HVAC to accommodate new addition. Repair existing ductwork to second floor to make functional.
	2)	Provide ducting to vent Bathroom fans.
ELECTRICAL	1)	Provide outlets to meet code in new and renovated areas. Provide new lighting at renovated areas, per the Lighting Fixture Schedule below.
	2)	Provide hook-ups for all equipment and appliances.
	3)	Relocate existing electrical panel, as shown.
	4)	Lighting Fixture Schedule (All on dimmer switches except floor lights on motion detectors with override switch): Kitchen: 5 recessed down lights; 2 pendant lights; continuous under cabinet lighting. Bath #1: 1 recessed waterproof down light; 1 vanity lights; 1 bathroom vent. Bedroom #2 Closet: 1 surface mounted light. Utilities: 1 surface mounted light. Mud Room: 1 surface mounted light. Bathroom #2: 1 recessed waterproof down light; 1 vanity lights, 1 bathroom vent. Outside Rear Door: 1 waterproof wall scones Additional Outside: 2 dual head flood lights

AHMANNN LLC  
ARCHITECTURAL SERVICES

COVER SHEET  
NOTES

MILLER RESIDENCE  
ADDITION & RENOVATIONS

ISSUE DATE  
22 JULY 2022  
REV #1 27 OCTOBER 2022

A-0

Ahmann LLC  
© 2022

PHONE: 301 864 1334  
FAX: 301 864 6818

SCALE: AS NOTED

9703 52ND AVENUE  
COLLEGE PARK, MD 20740

1





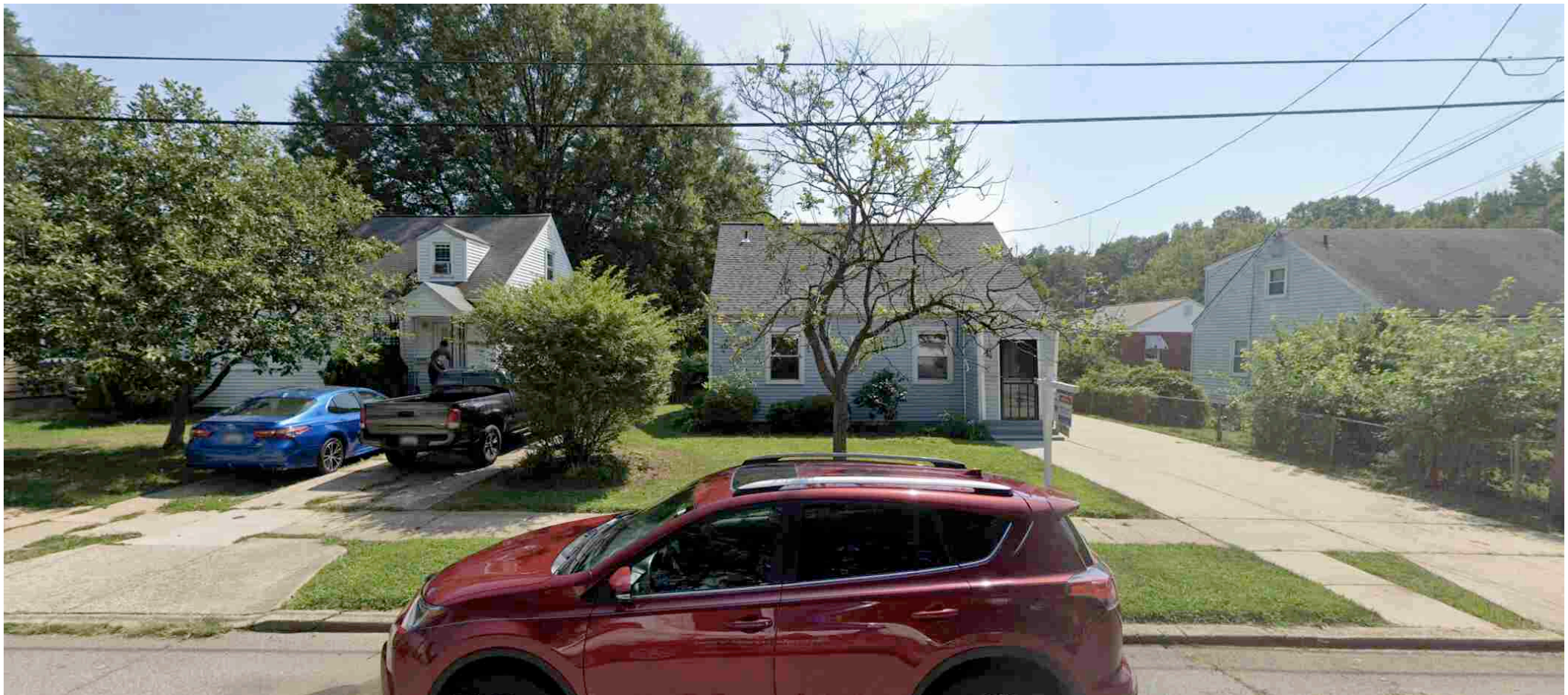
**STREET VIEW - LOOKING SOUTHEAST**



**STREET VIEW - LOOKING EAST**



**STREET VIEW - LOOKING NORTHEAST**



**STREET VIEW - LOOKING EAST**



**STREET VIEW - LOOKING SOUTH**





**FRONT FACADE**



**FRONT / RIGHT SIDE FACADE**



**GARAGE FACADE**

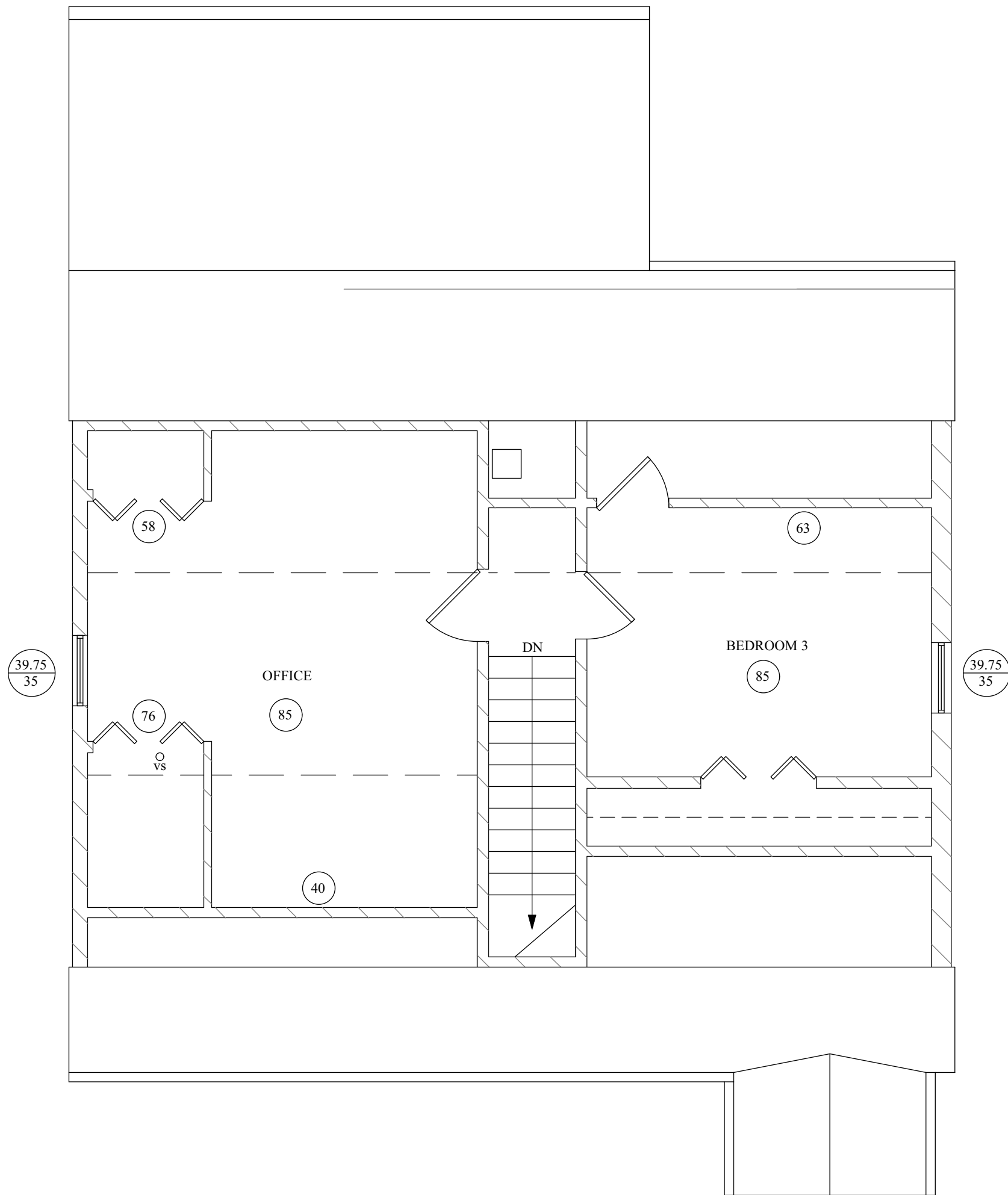


**LEFT FACADE**

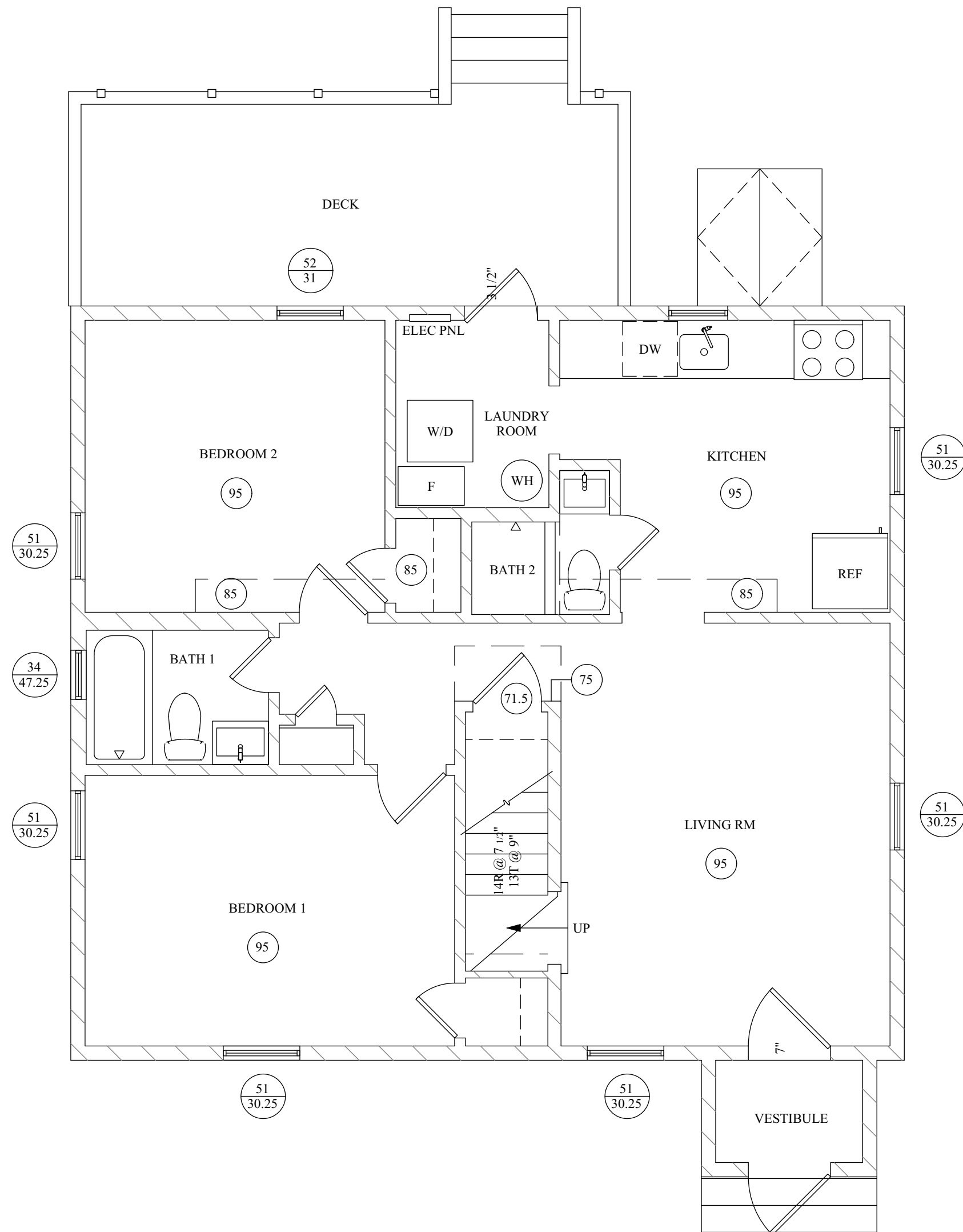


**REAR FACADE**





**2** EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**1** EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



MEASURED  
ELEVATIONS

SCALE: 1/4" = 1'-0"

MILLER RESIDENCE  
ADDITION & RENOVATIONS

9703 52ND AVENUE  
COLLEGE PARK, MD 20740

ISSUE DATE  
22 JULY 2022

MD-2

Ahmann LLC  
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2 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



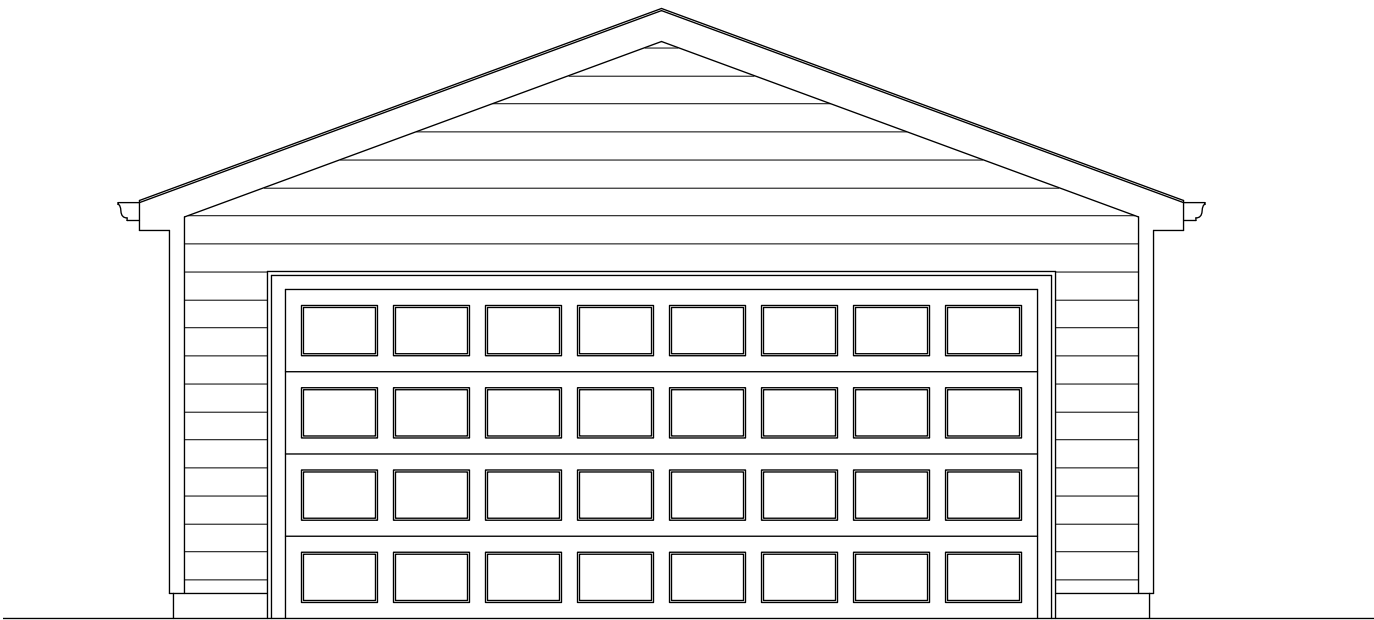
1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

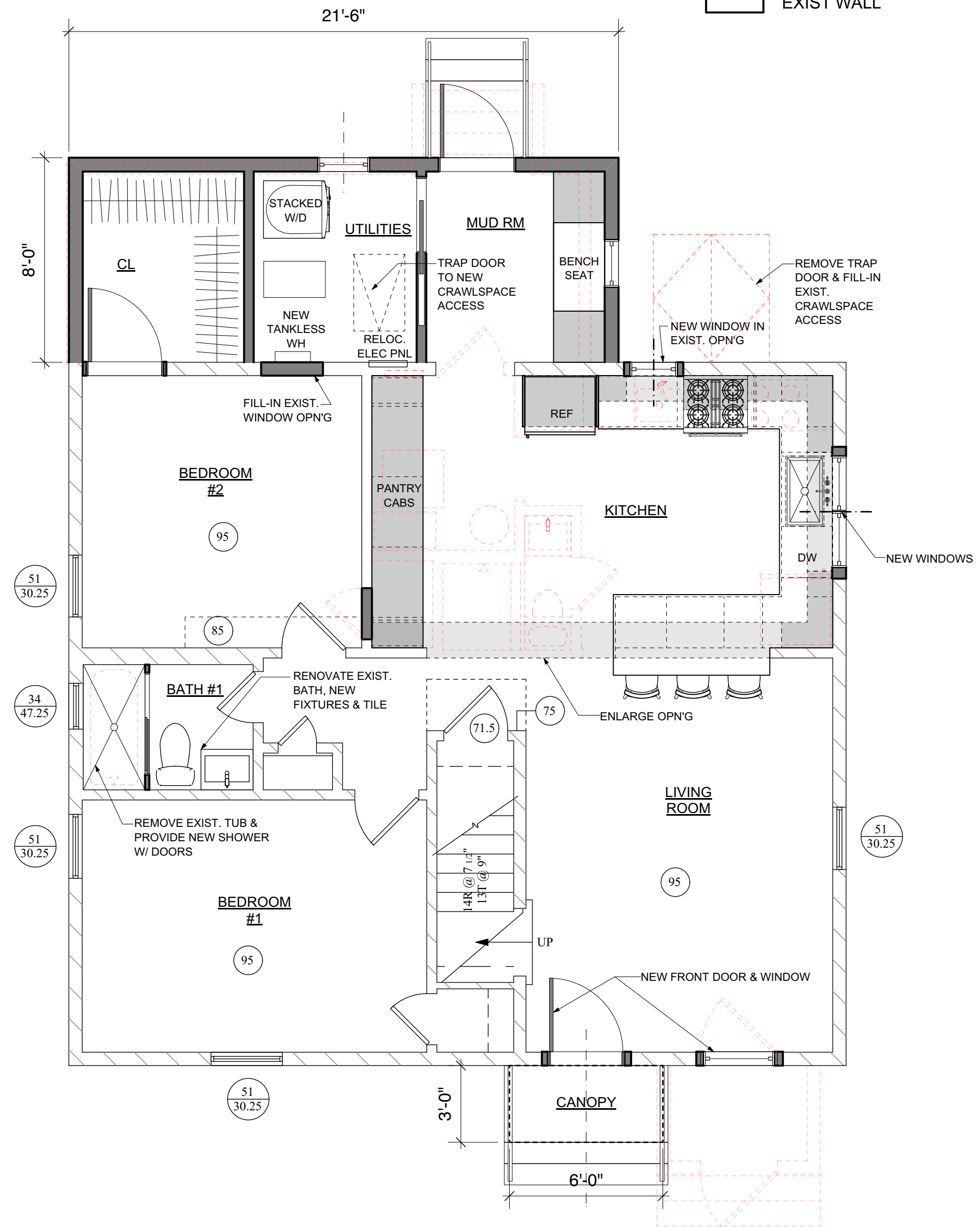
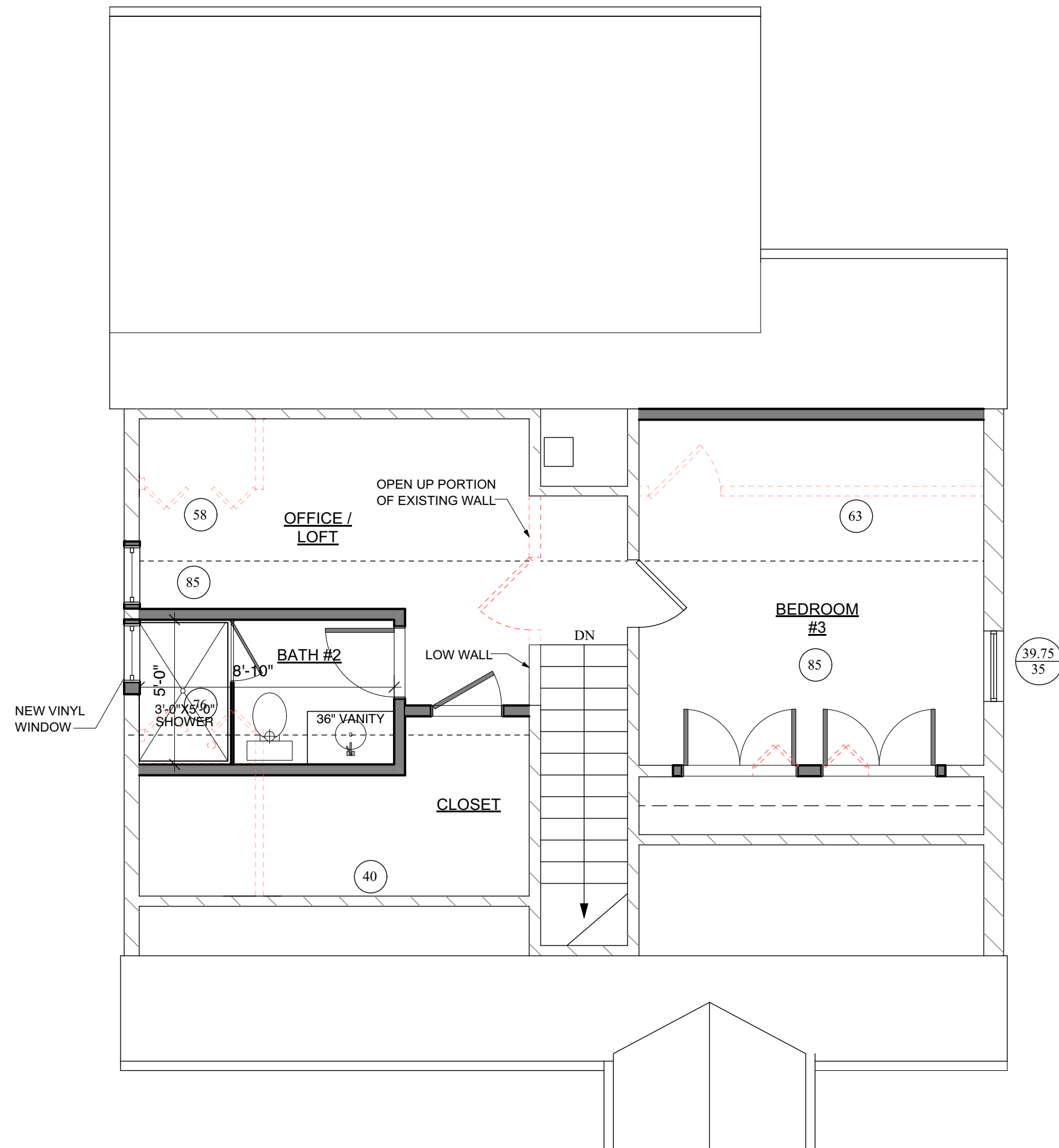


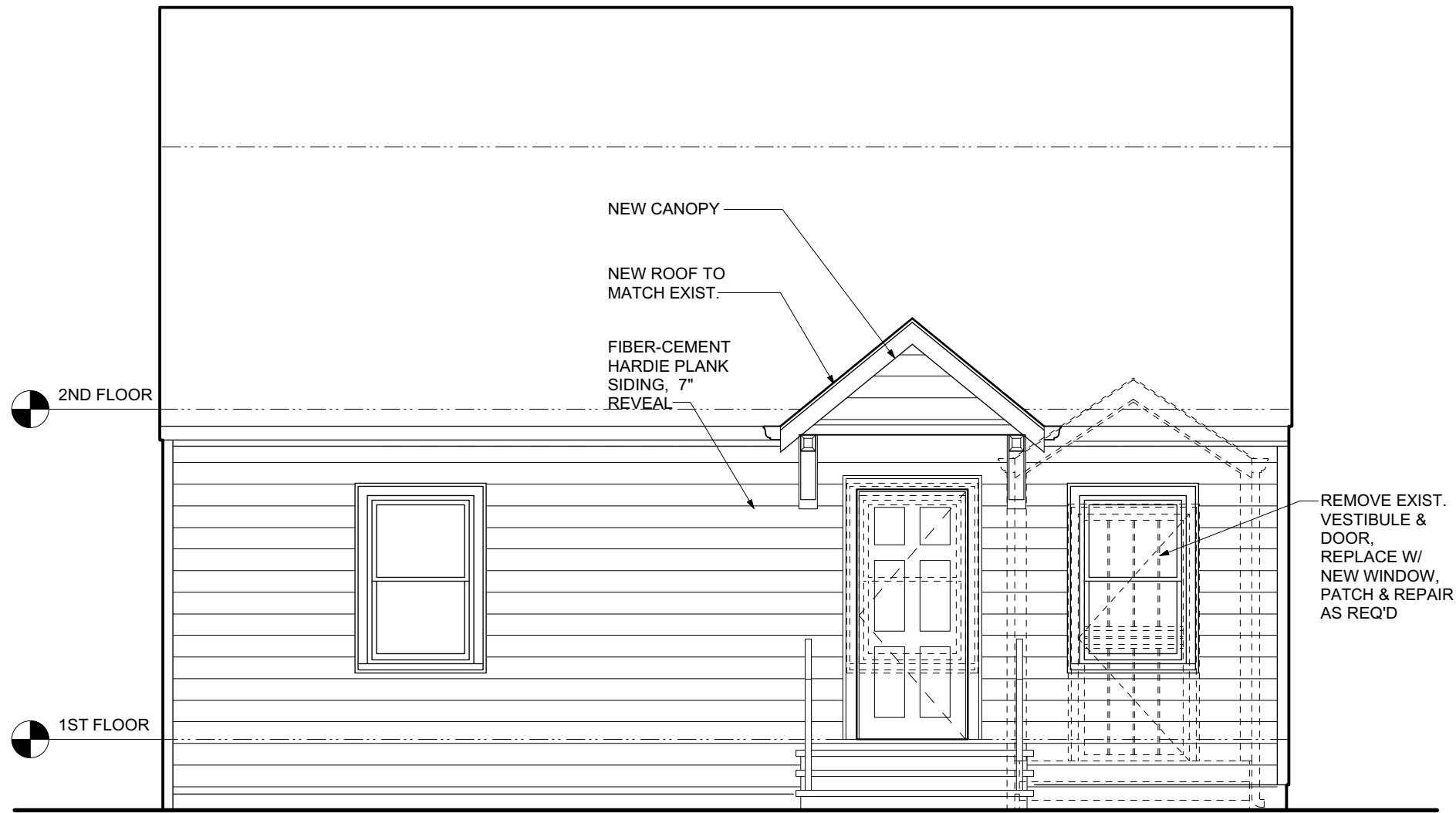
1 GARAGE ELEVATION  
SCALE: 1/4" = 1'-0"

MILLER RESIDENCE  
ADDITION & RENOVATIONS  
9703 52ND AVENUE  
COLLEGE PARK, MD 20740

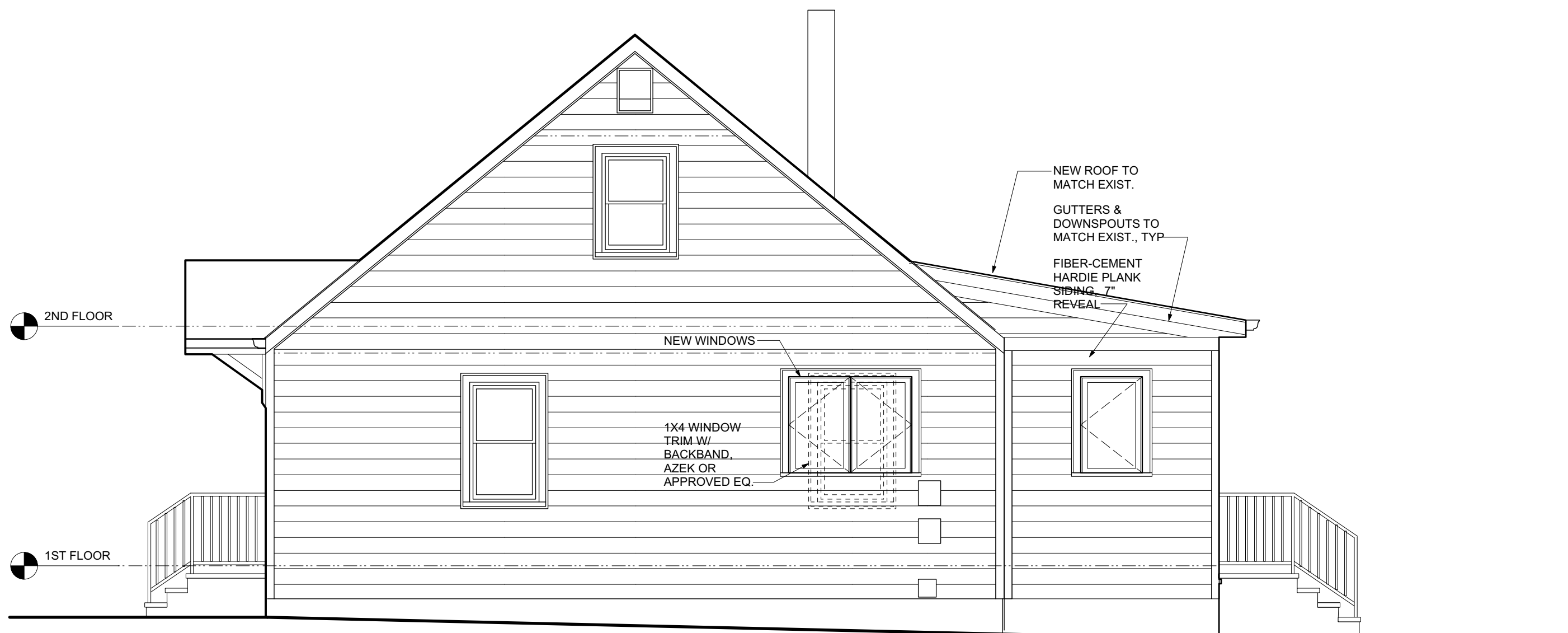
MEASURED  
LEFT & RIGHT  
ELEVATIONS  
SCALE: 1/4" = 1'-0"

AHMANN LLC  
ARCHITECTURAL SERVICES  
4408 BEECHWOOD ROAD UNIVERSITY PARK, MARYLAND 20782  
PHONE 301 864 1334  
FAX 301 864 6818

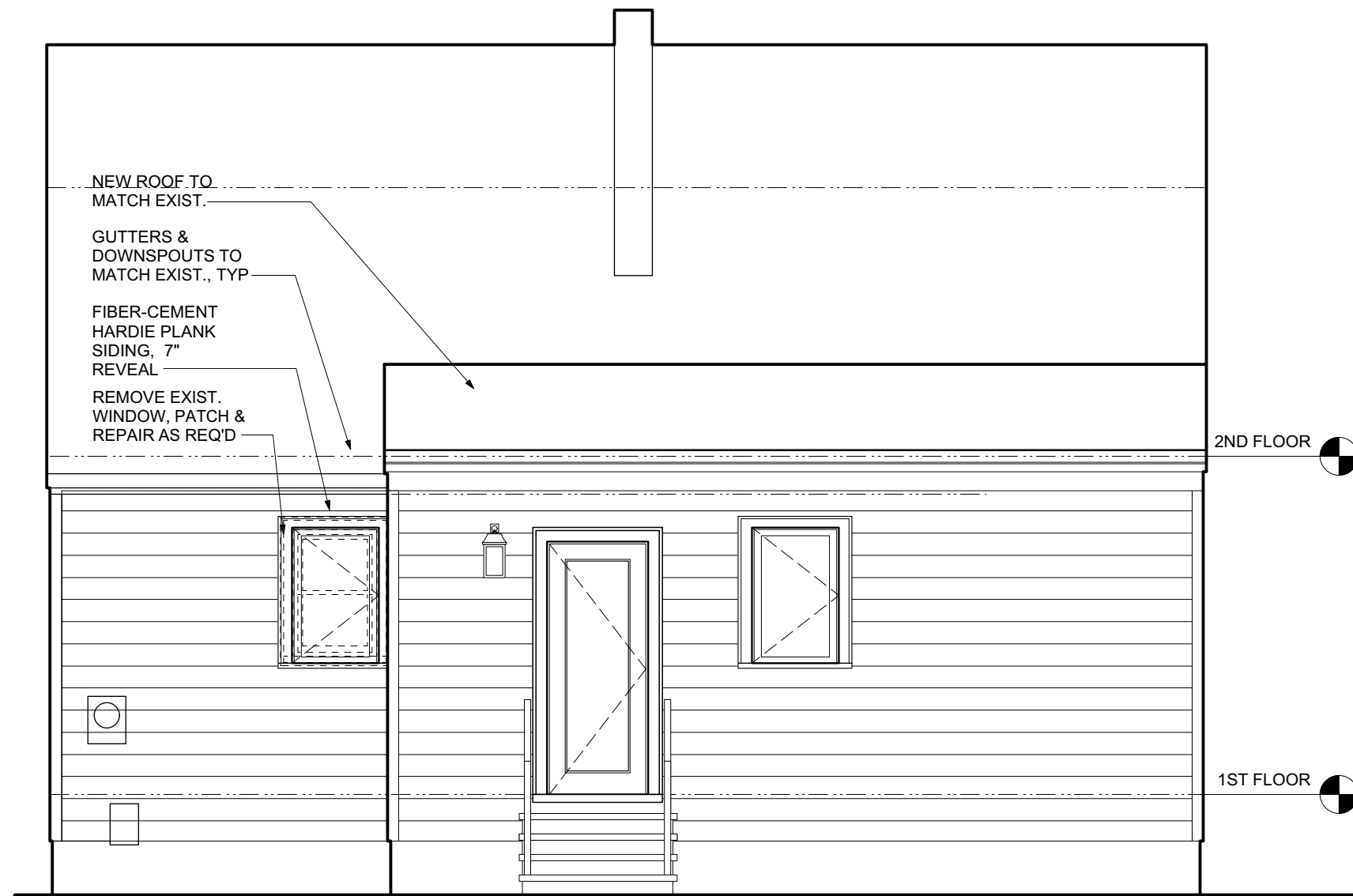




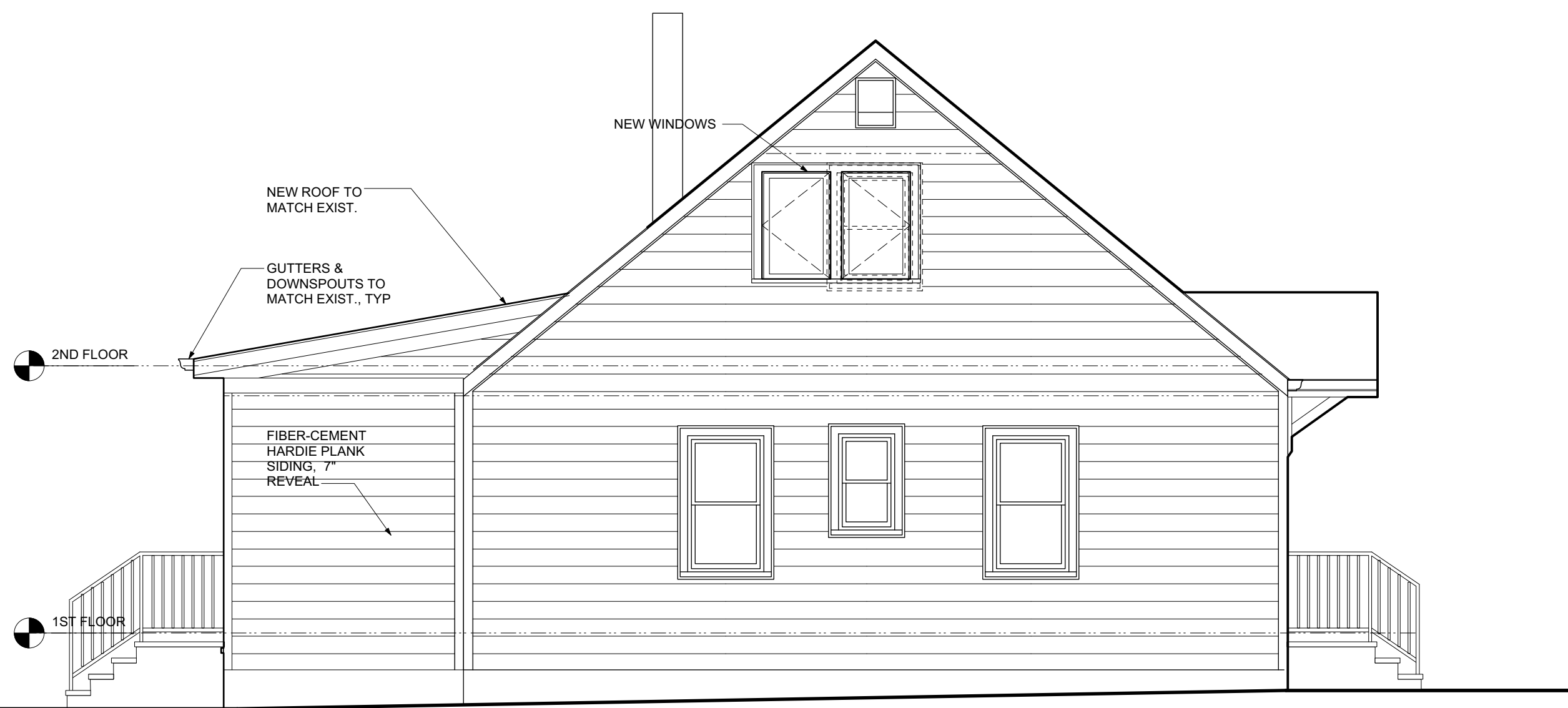
1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

PROPOSED  
ELEVATIONS

SCALE: 1/4" = 1'-0"

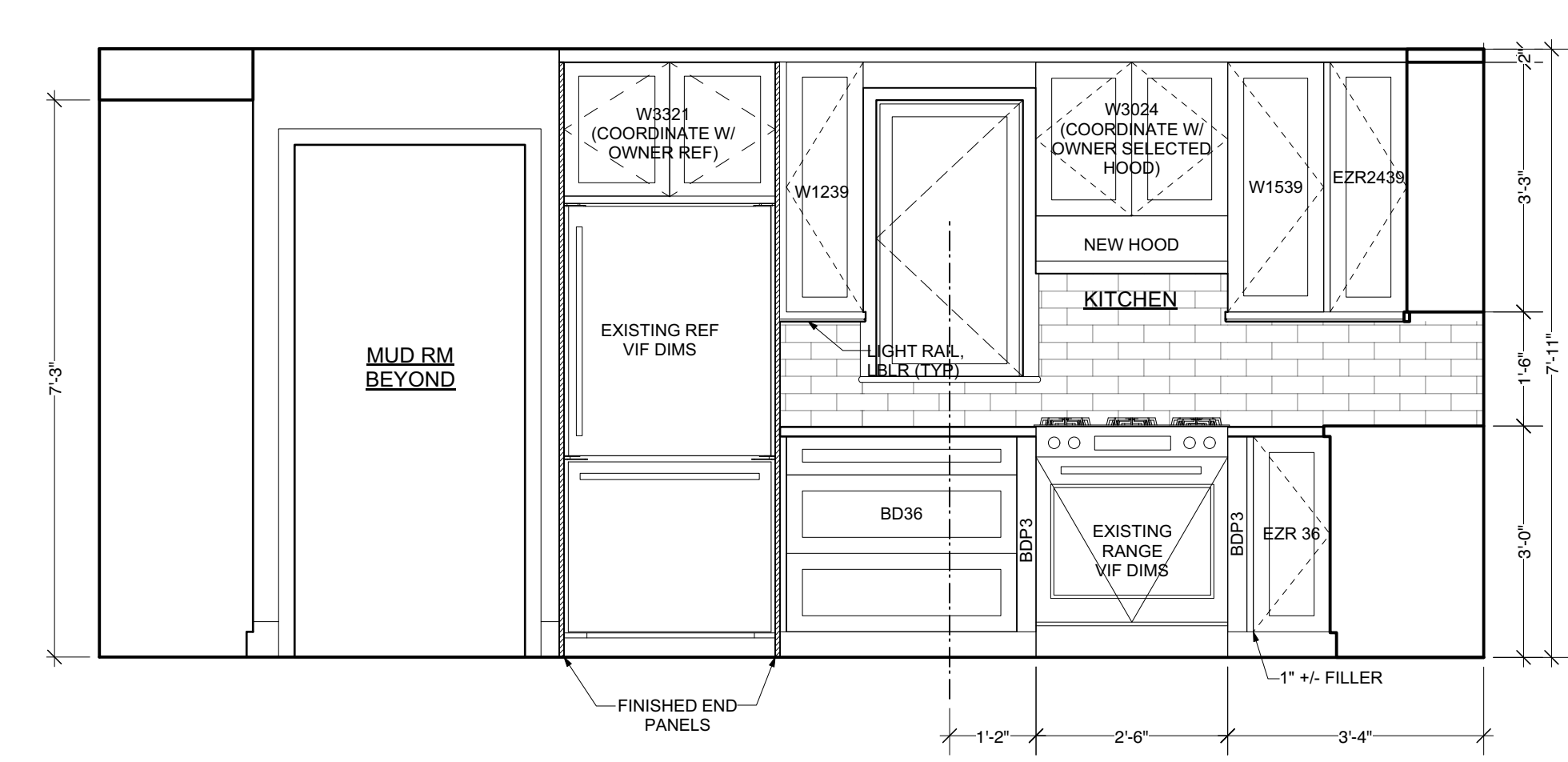
MILLER RESIDENCE  
ADDITION & RENOVATIONS

9703 52ND AVENUE  
COLLEGE PARK, MD 20740

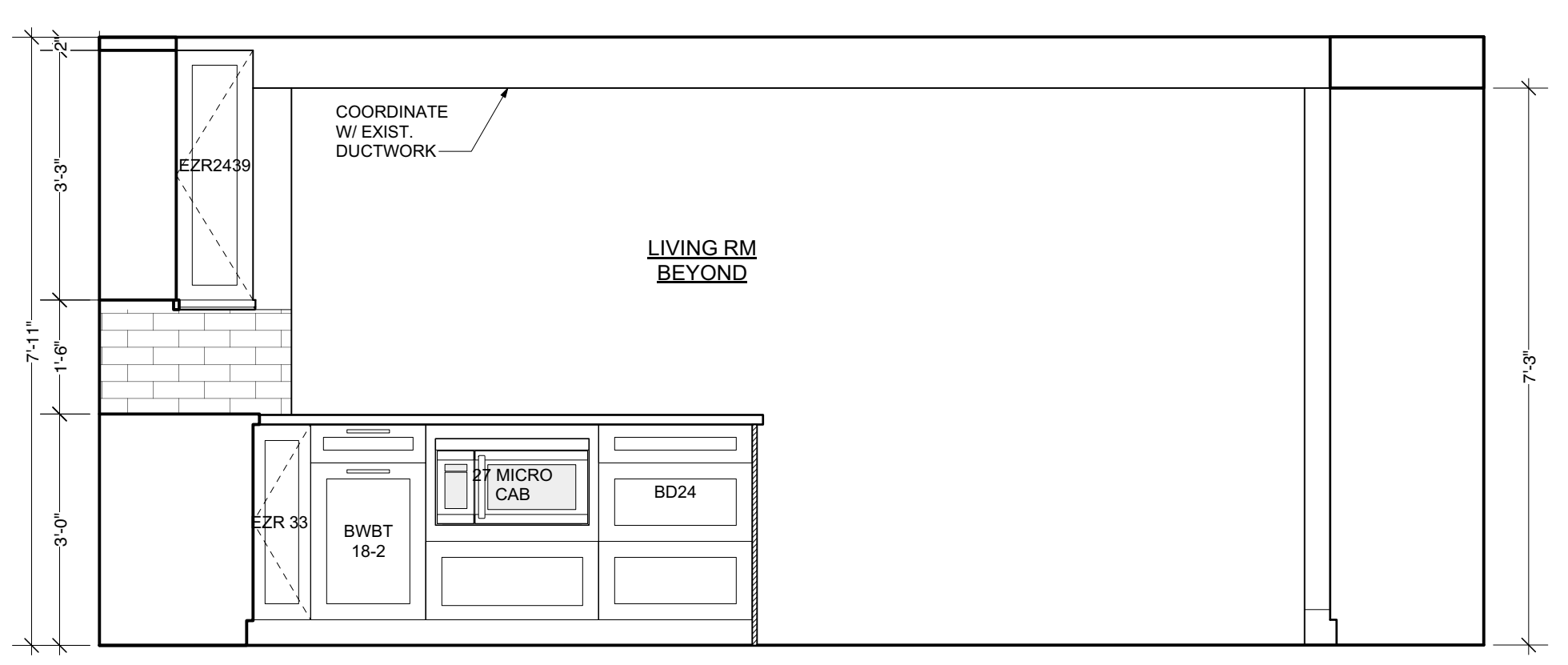
ISSUE DATE  
22 JULY 2022

A-3

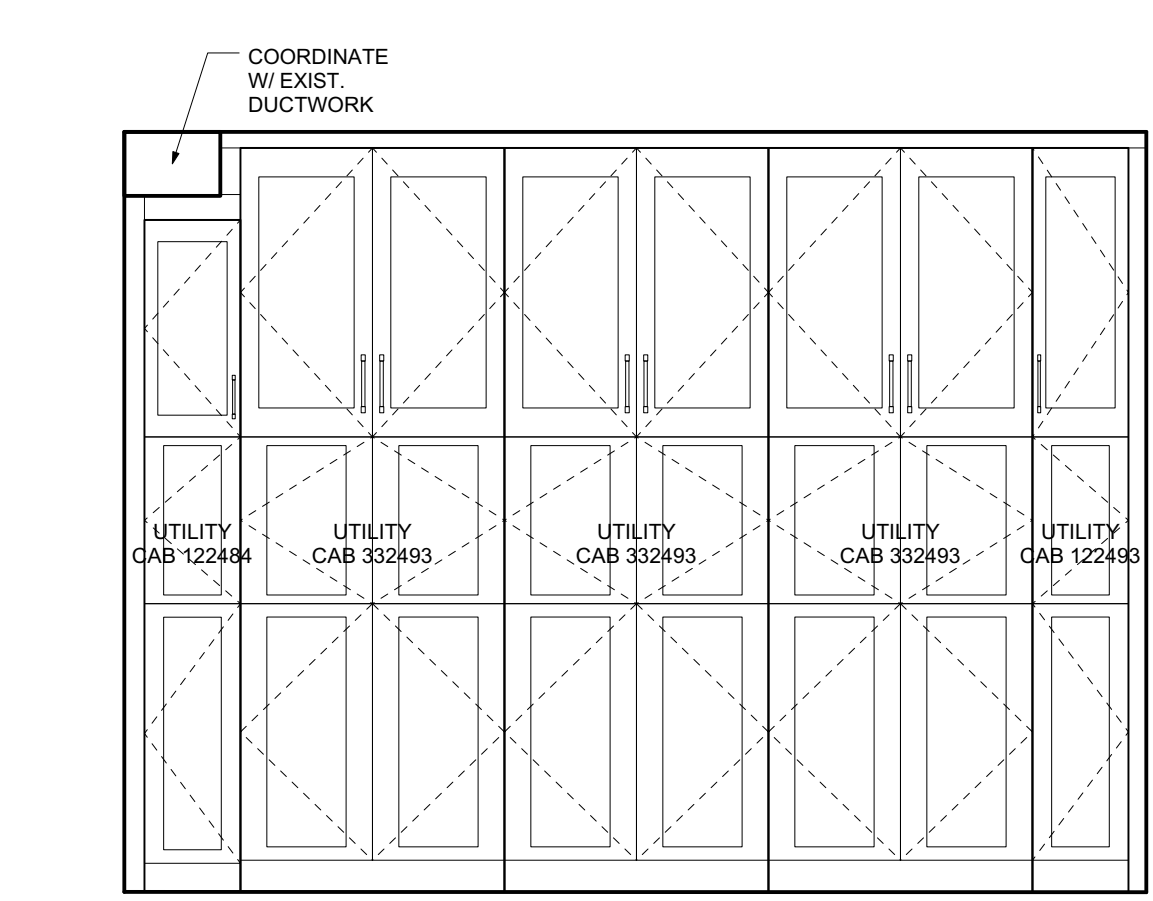
Ahmann LLC  
© 2022



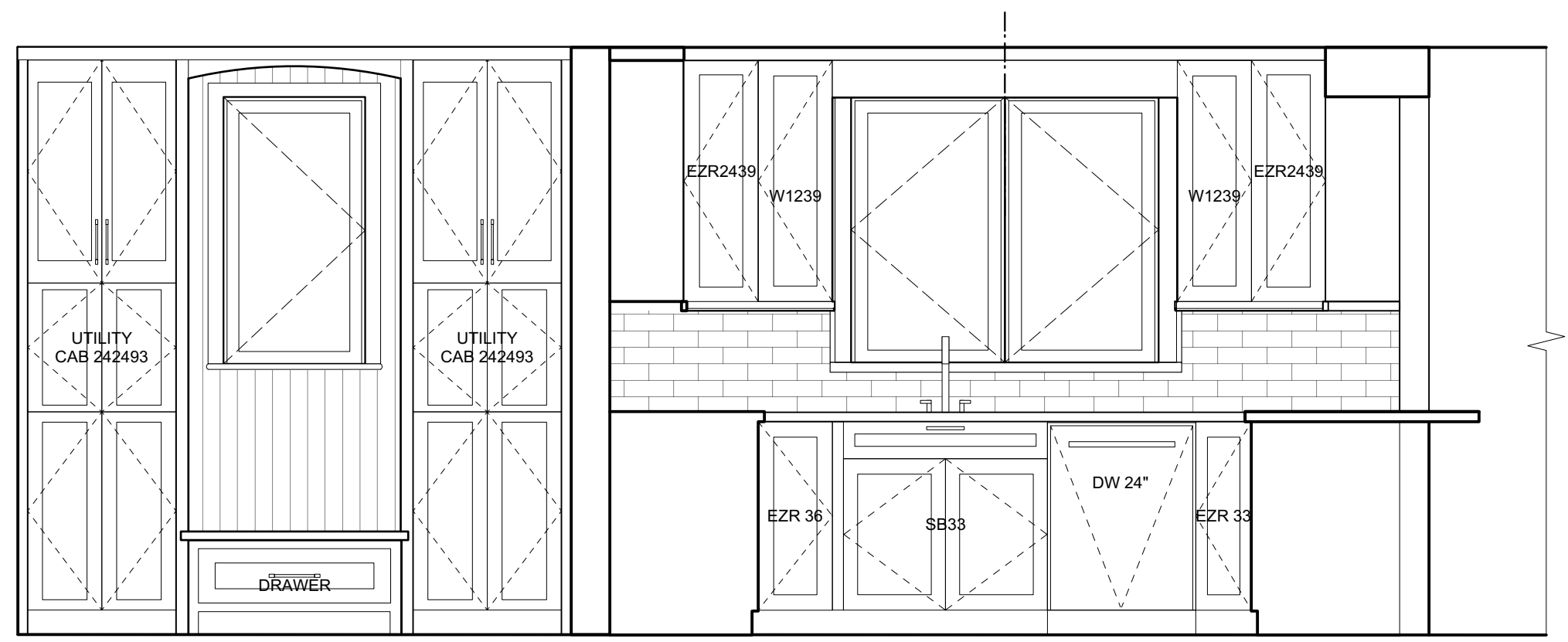
2 KITCHEN ELEVATION  
SCALE: 1/2" = 1'-0"



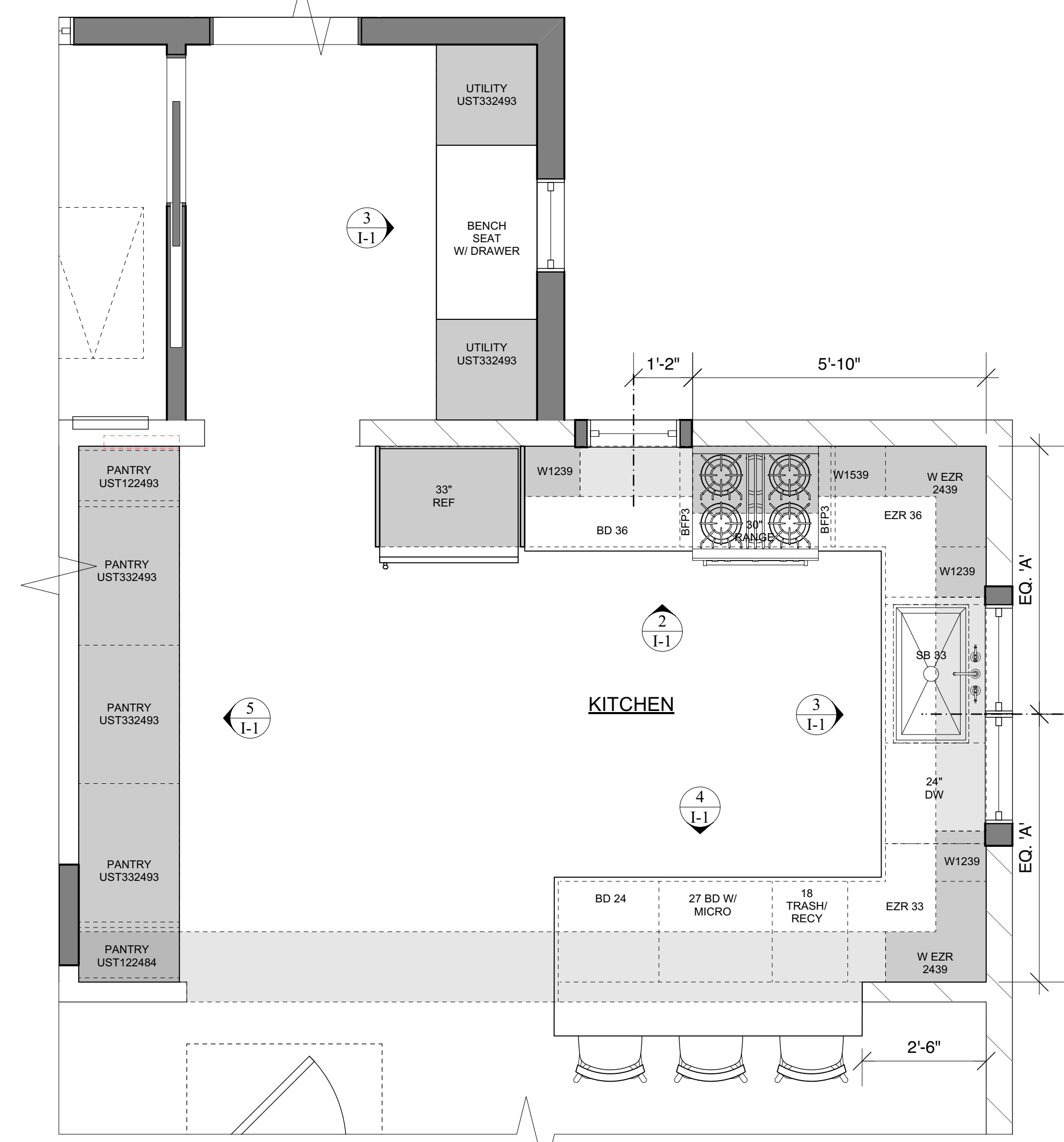
4 KITCHEN ELEVATION  
SCALE: 1/2" = 1'-0"



5 KITCHEN ELEVATION  
SCALE: 1/2" = 1'-0"



3 KITCHEN ELEVATION  
SCALE: 1/2" = 1'-0"



1 KITCHEN & MUD RM PLAN  
SCALE: 1/2" = 1'-0"

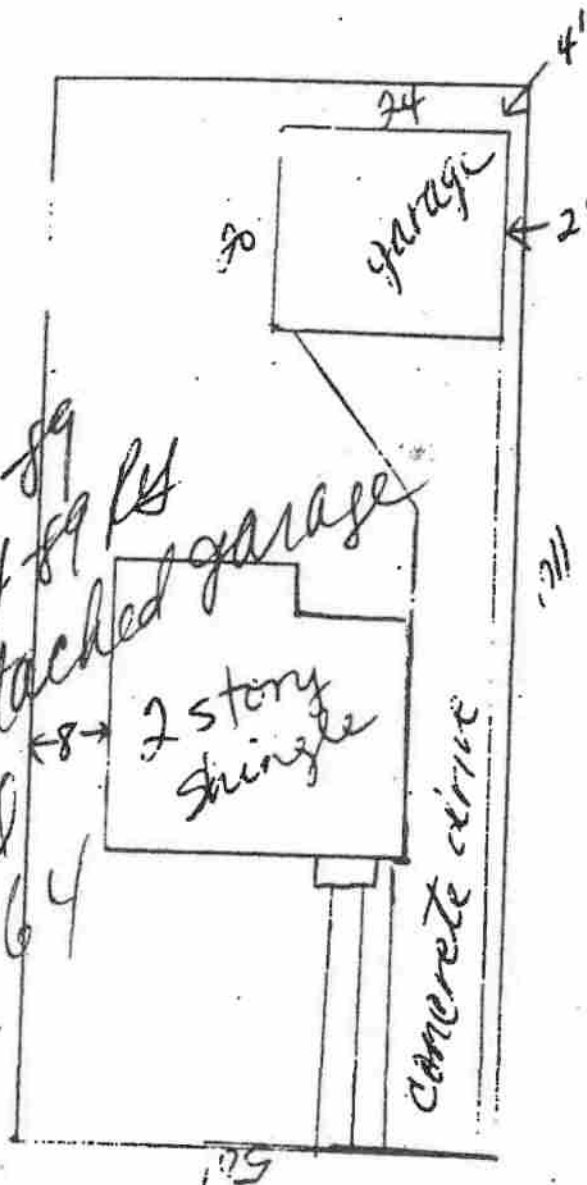
# EXHIBIT 3

Lot 2 Block

1" = 20'

MALC. PRO.  
APPROVED  
PERMIT

6704 89  
OK detached garage  
appeal  
10164



52nd Ave

480 new ga.  
850 d/c  
730 house  
90 porch  
2140  
1650

(490)



USE REVERSE SIDE FOR ADDITIONAL APPROVALS



OCT 20

# BUILDING PERMIT

CITY OF COLLEGE PARK, MARYLAND

NUMBER.....



ANY TRASH OR DEBRIS RESULTING FROM THIS  
BUILDING PERMIT MUST BE REMOVED BY THE  
PROPERTY OWNER AND/OR THE CONTRACTOR.

Director of Public Services

Director of Public Works

THIS PERMIT HAS BEEN ISSUED FOR THE  
FOLLOWING:

LICENSEE:.....

PHONE NO.:.....

ADDRESS:.....

TYPE OF CONSTRUCTION:.....

COUNTY PERMIT NO.:.....

FEES:.....

ISSUED:.....

EXPIRES: Permit voided if construction or  
not commence within six months. I have  
copy of the College Park Building Code and  
comply with the provisions thereof.

Signature of Licensee

**Permit History**

Application Date	Permit Number	Permit Name	Permit Type	Work Description	Permit Mode	Issuance Date
7/21/1989 12:00:00 AM	6704-1989-0	89067040011	RG (RESIDENTIAL/GRADING)	GARAGE/RESID/DETACHED	CLOSED	9/29/1989 12:00:00 AM

[Close Window](#)

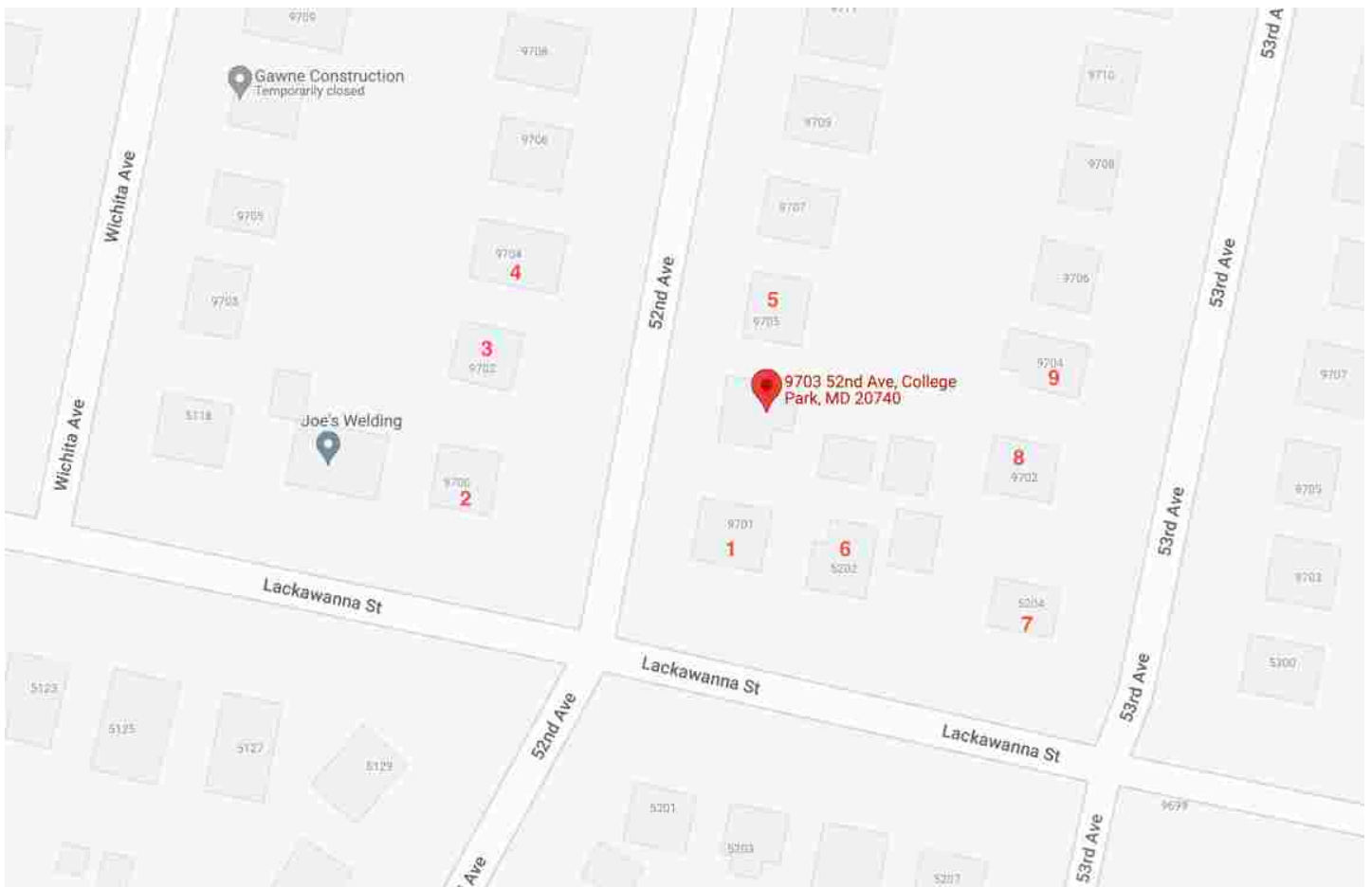
# EXHIBIT 4

## Subject Property:

Stevens and Elizabeth Miller  
9703 52nd Avenue  
College Park, MD 20740

## Adjoining Property Owners:

- 1) 9701 52nd Avenue Dolores G Reese
- 2) 9700 52nd Avenue Gary W Parker
- 3) 9702 52nd Avenue Cyrillus Hogan
- 4) 9704 52nd Avenue Alison T Ray
- 5) 9705 52nd Avenue Marvin Y Canales
- 6) 5202 Lackawanna Street Brian Mayers
- 7) 5204 Lackawanna Street Shirley Cumberland
- 8) 9702 53rd Avenue Sofia Holmes Etal
- 9) 9704 53rd Avenue Stephen Raborn



To whom it may concern,

Stevens and Elizabeth Miller have presented drawings of a proposed front canopy and enclosing their existing covered porch at the back of their house at 9703 52nd Avenue in College Park, Maryland for my/our review. The Drawings are as prepared by Ahmann LLC, Architectural Services, and are dated 22 July 2022.

They have mentioned that the addition as proposed requires a Variance from the Prince George's County Zoning Ordinance as related to the maximum allowable lot coverage and front building setback, which they are intending to pursue through the City of College Park.

While the proposed work actually reduces the lot coverage from the existing at 49.7% to 46.6%, by the elimination of some driveway, it still exceeds the maximum allowable of 35%. For this reason a variance is required for the new work.

The front building setback variance relates to the proposed canopy, which is replacing an enclosed vestibule which protrudes further into the front yard. As the canopy still encroaches on the front yard requirement a variance is required for this portion of the new work.

I/we have reviewed the drawings and support the approval and construction of this project.

Name(s) Address Date

Cyrillus D. Noyana 702 52<sup>nd</sup> Avenue July 30, 2022

---

To whom it may concern,

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I/we have reviewed the drawings and support the approval and construction of this project.

Name(s) Address Date

Marvin Candel 9703 52<sup>nd</sup> Avenue 7/30/2022



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I/we have reviewed the drawings and support the approval and construction of this project.

Name(s) Address Date

M Zepherian 9701 52<sup>nd</sup> Avenue 7-30-2022

---

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I/we have reviewed the drawings and support the approval and construction of this project.

Name(s) Address Date

5202 Lackawanna Street

Brian Mangers

To whom it may concern,

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I/we have reviewed the drawings and support the approval and construction of this project.

Name(s) Address Date

 9704 52<sup>nd</sup> Avenue \_\_\_\_\_

\_\_\_\_\_



To whom it may concern,

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Name(s) Address Date

Gay W. Paul 9700 52nd Avenue

To whom it may concern,

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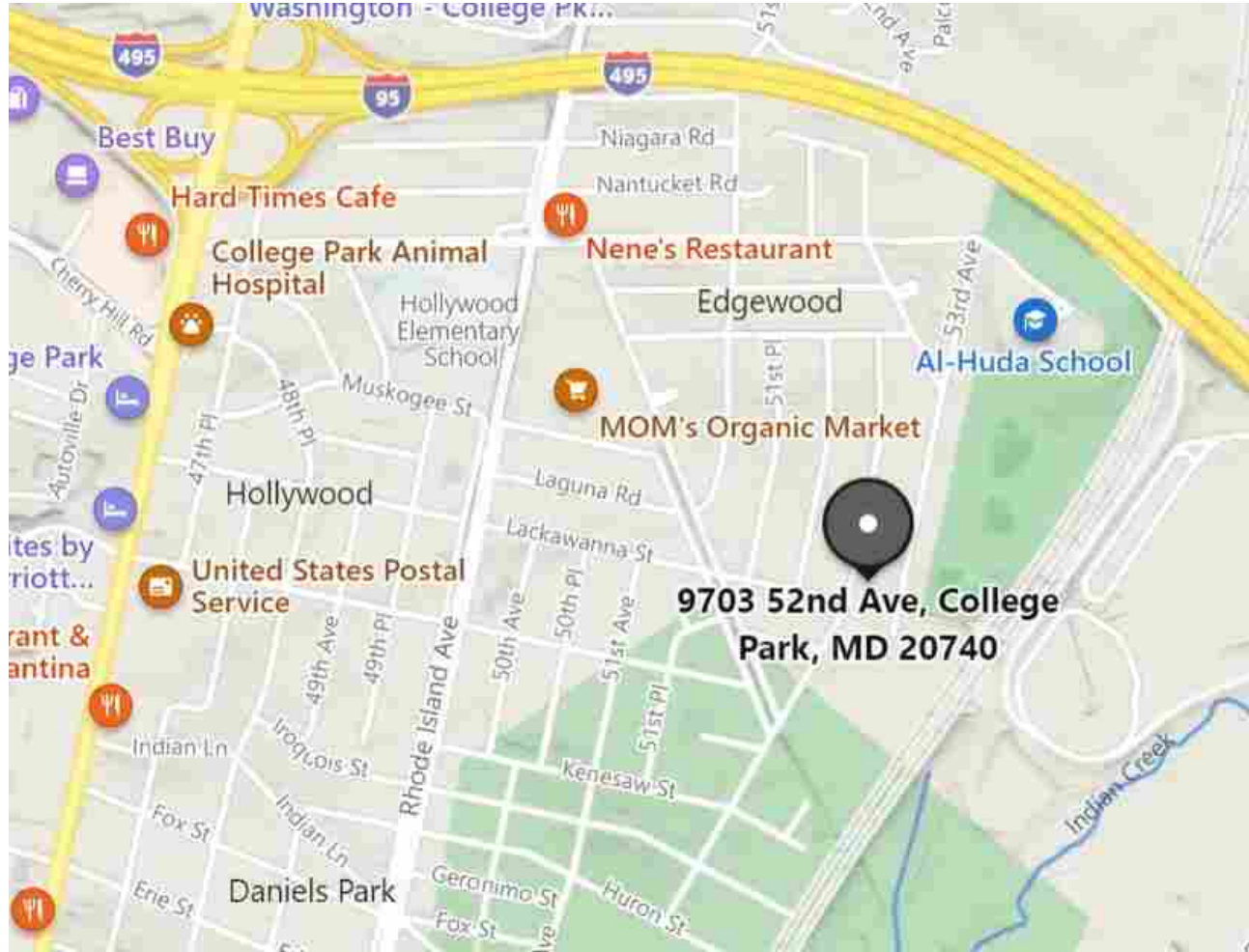
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Name(s) Address Date

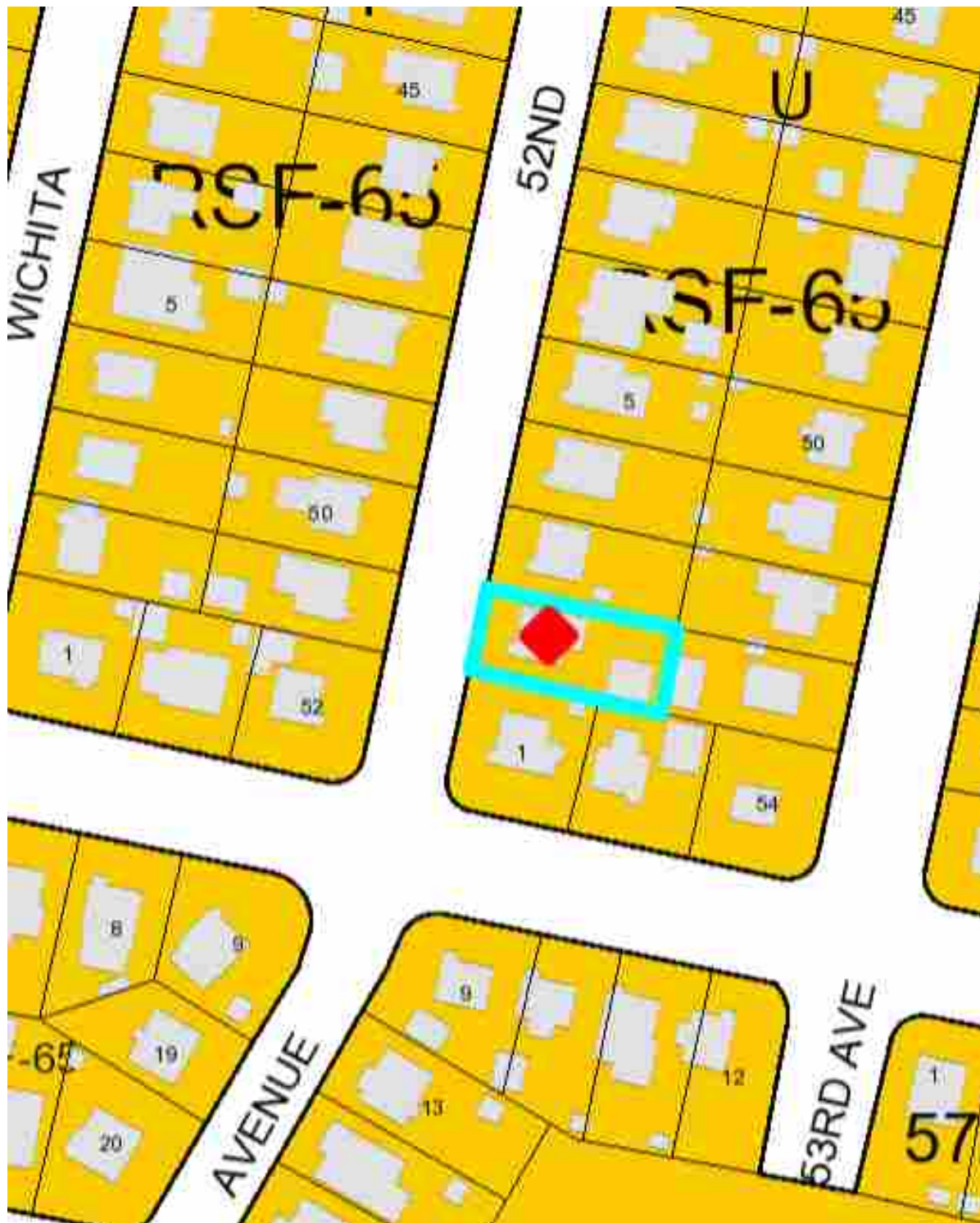
9704 52<sup>nd</sup> Avenue  


## EXHIBIT 5. LOCATION MAP





## EXHIBIT 6. ZONING AND BUILDING FOOTPRINT MAP



## EXHIBIT 7. IMPERVIOUS SURFACE MAP





## EXHIBIT 8. AERIAL PHOTOGRAPH



## EXHIBIT 9

October 26, 2022

To the City of College Park:

My name is Michael Reese. I have lived at 9701 52nd Avenue since well before 1989. My house is next to 9703 52nd Avenue, where Elizabeth and Stevens Miller live.

A little over 30 years ago, John Hathaway lived at 9703. I helped him build the garage that is still on that property today. At the same time we built the garage, Mr. Hathaway installed a drainage pipe along the east edge of his backyard. There used to be a problem with water standing in his backyard. I saw the drainage pipe myself, and also how it was installed. The pipe is about three or four inches wide. It is a corrugated black pipe, wrapped in a kind of cloth. The pipe was put in a trench dug a little over three feet deep. Above the pipe, it is covered in rocks, then just dirt.

After the pipe was put in, there was no problem with water standing in Mr. Hathaway's backyard. When he became a little older, I started mowing the lawn for Mr. Hathaway, so I would have seen any problems with water in the yard. There were never any problems.

Elizabeth and Stevens moved into the house in August of last year. We visit each other pretty often. There is still no problem with any water building up or standing in the backyard, so I think the drainage pipe is still working.

I hope this helps. Let me know if I can tell you anything else.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Michael Reese', with a stylized, flowing script.

Michael Reese  
9701 52nd Avenue  
College Park, Maryland 20740